Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
Jim Terry, Place 7
Vacant, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, May 14, 2025 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

This meeting will be live streamed on Manor's YouTube Channel
You can access the meeting at https://www.cityofmanor.org/page/livestream

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PRESENTATIONS

A. **SUP Request for Okra Creek:** Presented by Rachel Shanks, Okra Land Inc.

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

PUBLIC HEARING

1. **Conduct a public hearing on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.**
   Applicant: Forestar (USA) Real Estate Group
   Owner: Forestar (USA) Real Estate Group

2. **Conduct a public hearing on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.**
Applicant: Ricardo Velazquez
Owner: Rocio Valazquez

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

3. **Consideration, discussion, and possible action to approve the minutes for April 9, 2025, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

4. **Consideration, discussion, and possible action on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.**
Applicant: Forestar (USA) Real Estate Group
Owner: Forestar (USA) Real Estate Group

5. **Consideration, discussion, and possible action on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.**
Applicant: Ricardo Velazquez
Owner: Rocio Valazquez

6. **Consideration, discussion, and possible action on a final plat for phase 1 of the New Haven subdivision, one hundred and fourteen (114) lots on 32.5985 acres, more or less, and being generally located to the east of Fuchs Grove Rd., to the North of Gregg Ln., and to the west of FM 973 Manor, TX.**
Applicant: Quiddity Engineering
Owner: Gregg Lane Dev, LLC

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, May 9, 2025, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov

SUP request for Okra Creek



Presented by Okra Land Inc.

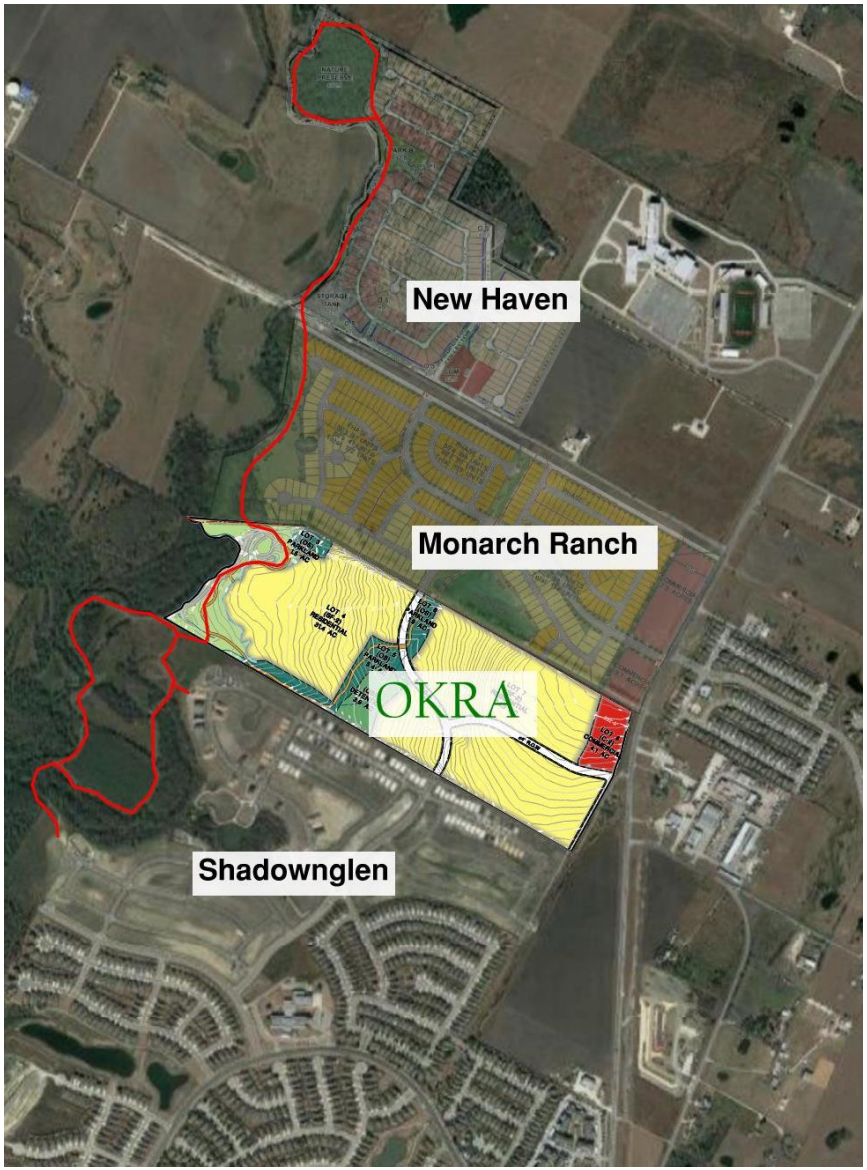
Existing Gas Stations Along FM 973

- **Chevron** – AM Traffic, 0.8 miles away
- **Manor Market** – PM Traffic, 0.7 miles

Observation:

There are limited gas station options directly on FM 973 in the Manor area, especially heading south.





Growth in Manor, TX

- Manor is experiencing rapid residential development.
- Over 1,600 new homes across:
  - - Okra (309 SF homes)
  - - Monarch Ranch (400 SF homes)
  - - New Haven (272 SF homes)
  - - Mustang Valley (380 SF homes)
  - - Palomino (234 two-family homes)
  - **· Traffic count on FM 973: ~18,101 daily trips and growing.**

Why a New Gas Station is Needed



- Increased demand due to population growth.
- Strategic location on FM 973 for commuter convenience.
- Alleviates traffic pressure by offering accessible fuel and services near residential zones.
- Supports city's infrastructure and growth strategy.

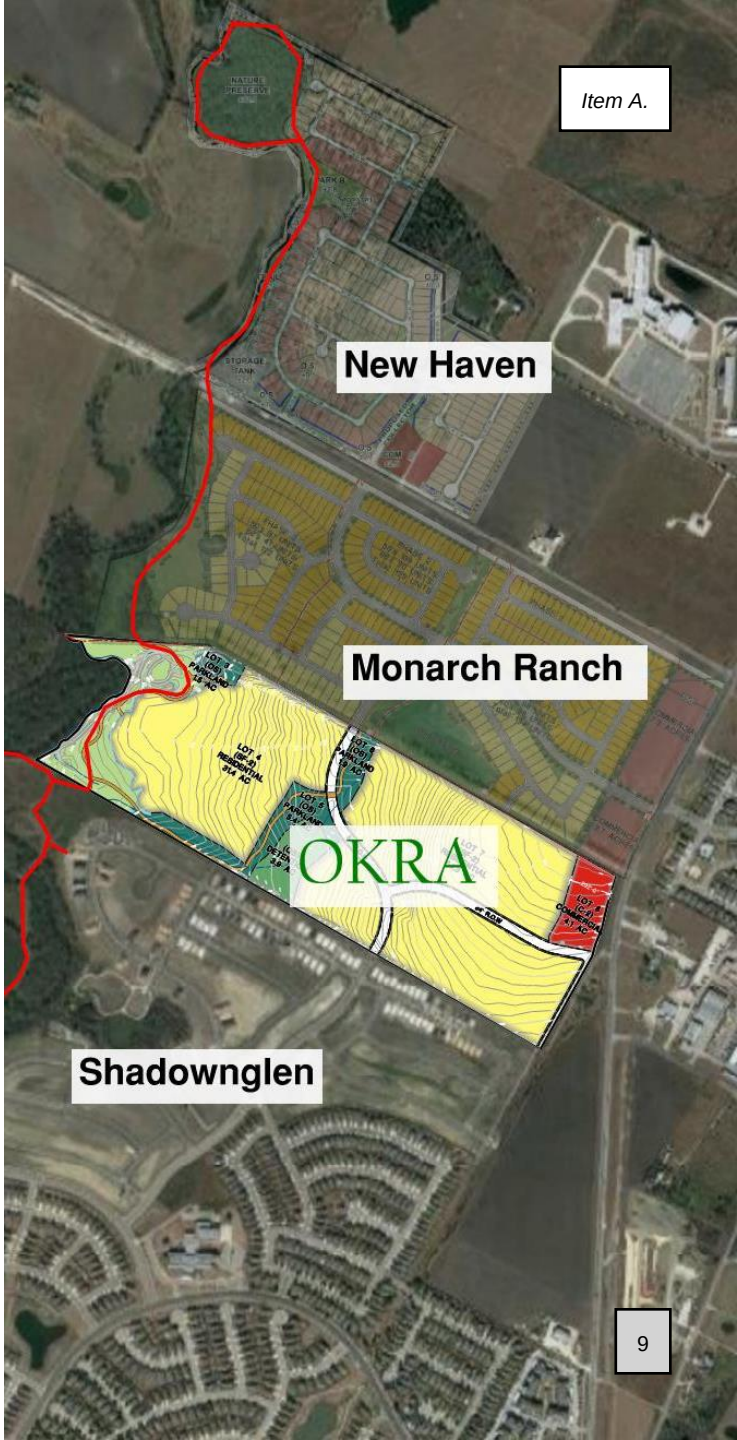


Proposed Gas Station with Strip Center

- Gas station will anchor a small retail strip center.
- Additional retail includes convenience store, quick-service food, or service-based tenants.
- Designed for daily community needs and commuter traffic.

Additional Commercial Growth Nodes

- Monarch Ranch – 11 acres of commercial
- New Haven – 2.5 acres of commercial
- Okra Land – 4.1 acres of commercial with proposed SUP
- One of these locations will include a gas station to support regional traffic and residential demand.





Economic & Community Impact

- New gas station will create jobs and generate tax revenue.
- Enhances quality of life with nearby essential services.
- Supports mixed-use planning vision of Manor's growth corridors.

Conclusion

- Manor's growth demands expanded infrastructure.
- A new gas station on FM 973 is essential and justified.
- Integrated retail will further serve the growing community.
- Proposed SUP aligns with the city's strategic goals.

AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 14, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.

Applicant: Forestar (USA) Real Estate Group
Owner: Forestar (USA) Real Estate Group

BACKGROUND/SUMMARY:

The PUD amendment is to add the Nagle Estates to the overall development. The addition is 2 separate phases with a combined total of 256 additional lots. This addition is already contemplated in their existing development agreement.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Amended PUD
- Engineer comments and responses
- Public notice
- Mailing labels
- Approval Letter

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:05pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

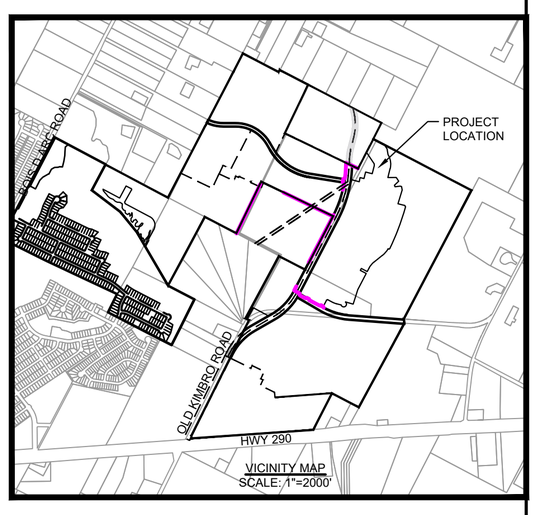
N E S W

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

- PUD BOUNDARY
- TRAIL
- PHASE LINE
- FEMA 100-YR FLOODPLAIN
- PROPOSED FLOODPLAIN (PER APPROVED LOMR)
- PUD SF-1
- MAJOR ROADWAYS
- PUD-MEDIUM DENSITY
- C2/NB
- HOA AMENITY
- OPEN SPACE/FLOODPLAIN
- CITY PARKLAND

1. NOTE: REFER TO ROADWAY CROSS SECTIONS SHOWN ON SHEET 2 FOR LOCATION OF SHARED USE PATH ALONG COLLECTOR AND MAD4 ROADWAYS



MANOR ETJ
MANOR CITY LIMITS

(13.190 ACRES)
JOSHUA & MARISA SMITH
DOC.2010077679

(13.584 ACRES)
PHILIP A. & LILLIAN T. WHEAT
DOC.2011152762

(12.867 ACRES)
KENT R. JONES & JAY A. CUSKER
DOC.2010195413

(10.305 ACRES)
JOE & LETTI LANDEROS
DOC.2006045390

(10.187 ACRES)
ERNESTO SUAREZ
DOC.2007081841

LEMUEL KIMBRO SURVEY, ABSTRACT NO. 456

(13.502 ACRES)
TUAN V. NGUYEN & NHIEU T. & QUYN
DOC.2003234510

CRAIG & TAMMY JOHNSON
DOC. 2000050056

(11.919 ACRES)
MARIA RIOJAS
VOL.13372, PG1733

LGI HOMES-TEXAS LLC
DOC.2014012328

JOSHUA DAVID PATRICK
DOC.2008098035

(6.015 ACRES)
DAVID LEE PATRICK
DOC.2014125104

(10.00 ACRES)
ERNEST RODRIGUEZ LE
VOL.7231, PG. 1044

(8.445 ACRES)
ANNETTE WHITE
DOC.2011007895

(10.082 ACRES)
MELESIO JAIMES
DOC.2011022474

(114.836 ACRES)
TIFFANY BRICK CO LP
DOC.2003150661

(75.163 ACRES)
SWENSON DON RAY
DOC.2016191634

(51.533 ACRES)
CHAU DINH & KIM PHAM
DOC. 2014139510

(1.503 ACRES)
ERSKINE E. FIEBIG, et ux
VOL.5017, PG. 556

(4.891 ACRES)
DAVID & MELINDA FIEBIG
DOC.2009028812

(0.803 ACRES)
DAVID & MELINDA FIEBIG
DOC.2009028812

HOWARD MARTIN HESTER JR DOC.2011011510TR

MATHEN ANNAMMA
DOC.2012006009TR

KLATT PROPERTIES LP
DOC.2008204941TR

DAVID RICE
DOC.2013207877TR

REAL PEOPLE HOMES INC
DOC.20030389 12TR

(10.643 ACRES)
DANIEL PEREZ
DOC.211149114

(10.047 ACRES)
DANIEL PEREZ
DOC.211149114

(10.078 ACRES)
ANDALL JAMES MOE
DOC.2003230676

(9.98 ACRES)
BRIAN S. SCHNEIDER
DOC.2009198632

(10.16 ACRES)
TONY PARENT ENTERPRISES INC.
DOC.2007163554

ZOILA PORTILLO
DOC.2014111607

(4.00 ACRES)
KIRK J. JONSE & RITA G. JONSE
VOL.13207, PG.97

(8.00 ACRES)
JOHN JONSE
VOL.4176, PG.2117

(52.715 ACRES)
TIMMERMANN TERRELL
DOC.2011144639

A.C. CALDWELL SURVEY NO.52, ABSTRACT NO. 154

PHASE 6
PHASE 3
PHASE 5
PHASE 4
PHASE 2
PHASE 1

PUD SF-1 (15.78 AC)
PUD SF-1 (22.58 AC)
PUD SF-1 (8.34 AC)
PUD SF-1 (82.81 AC)
PUD SF-1 (34.37 AC)
PUD SF-1 (63.27 AC)
PUD SF-1 (63.78 AC)

CITY PARKLAND (1.51 AC)
CITY PARKLAND (13.01 AC)
CITY PARKLAND (2.77 AC)
CITY PARKLAND (3.27 AC)
CITY PARKLAND (5.50 AC)
CITY PARKLAND (1.33 AC)

PUD MEDIUM DENSITY (13.92 AC)
PUD-MEDIUM DENSITY (19.78 AC)
PUD MEDIUM DENSITY (12.35 AC)

NOTE: 20' WIDE FLAG LOT NOT INCLUDED IN PUD

NB (2.01 AC)
NB (1.82 AC)

64' ROW PRIMARY COLLECTOR
80' ROW PRIMARY COLLECTOR
COMMERCIAL COLLECTOR

OPEN SPACE/ FLOODPLAIN (73.05 AC)
OPEN SPACE/FLOODPLAIN (20.94 AC)
OPEN SPACE/FLOODPLAIN (5.03 AC)

PROPOSED ADJUSTED 100-YR FLOODPLAIN (PENDING APPROVED CLOMR)
FEMA 100-YR FLOODPLAIN

PROPOSED PEDESTRIAN TRAIL ACROSS FLOODPLAIN TO CONNECT TO MANOR HEIGHTS SOUTH

HOA AMENITY (1.73 AC)

C2 (9.30 AC)
C2 (5.51 AC)
C2 (11.97 AC)
C2 (2.42 ACRES)

FLOODPLAIN OPEN SPACE (17.89 AC)

FUTURE HWY 290 ROW RESERVATION (2.71 AC)
FUTURE HWY 290 ROW RESERVATION (0.63 AC)

HWY 290

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

MANOR HEIGHTS

FINAL SITE PLAN

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

1

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:12pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PUD DATA TABLES

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE; OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

2 1

LAND USE	ORIGINAL PUD ACREAGE	AMENDMENT 1	AMENDMENT 2	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	234.0	0.0	57.0	291.0	53.05%
PUD MEDIUM DENSITY	46.6	0.0	0.0	46.6	8.49%
HIGHWAY COMMERCIAL (C-2)	19.8	9.4	0.0	29.2	5.32%
NEIGHBORHOOD BUSINESS (NB)	3.9	0.0	0.0	3.9	0.72%
HOA AMENITY	1.7	0.0	0.0	1.7	0.32%
CITY PARKLAND	25.9	0.0	1.5	27.4	5.00%
FLOODPLAIN OPEN SPACE	126.2	-9.4	9.4	126.2	23.01%
MAJOR ROADWAYS	19.7	0.0	2.8	22.5	4.09%
TOTAL	477.8	0.0	70.7	548.5	100%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6,250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	* 20 OR 10	3,300	30	35
C-2 AND NB	25	7	15	15	7,500	50	60

* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED ALONG WITH REQUIRED 20' REAR YARD SETBACK TO ACCOMMODATE FOR PARKING REQUIREMENTS. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE FOR PARKING REQUIREMENTS

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
PUD SF-1	50%	60%
PUD MEDIUM DENSITY	55%	65%
C-2 AND NB	60%	70%
CITY PARKLAND	50%	60%

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
PUD SF-1	SEE NOTE
PUD MEDIUM DENSITY	20%
C-2 AND NB	15%
PARKLAND	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING, SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ABUTTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS.

LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. LOT MIX FOR SF-1 PUD AREAS

THE FOLLOWING PERCENTAGE OF THE MIX LOT SHALL BE MET WITHIN SF-1 PUD AREAS WITHIN +/- 5%.

LOT WIDTH	PERCENTAGE MIX
50' WIDE	70%
55' WIDE	15%
60' WIDE	15%

7. MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
PUD SF-1	1500 SF (LIVING AREA)	-
PUD MEDIUM DENSITY	1 UNIT/ACRE	9 UNITS PER ACRE
C-2 AND NB	0.2 FAR	1.8 FAR

8. PARKLAND

2

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	548.5
REQUIRED PARKLAND (5% OF TOTAL AREA)	27.4
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	**27.4**
*EXCESS OF REQUIRED PARKLAND	0.0

9. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

1 2

Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	995-1,255	100%	-
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

1 2

SITE SUMMARY 548.5 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	291.0	995-1,255	995-1,255
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250 **
HOA AMENITY	1.7	-	5
CITY PARKLAND	27.4	-	6 ***
OPEN SPACE FLOODPLAIN	126.2	-	-
MAJOR ROADWAYS	22.5	-	-
TOTALS	**548.5**		**1494-1796**

* PUD MEDIUM DENSITY (9 UNITS/ACRE) (.7 LUE/UNIT)
**COMMERCIAL : 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/ LUE)
*** CITY PARKLAND (6 LUE's)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

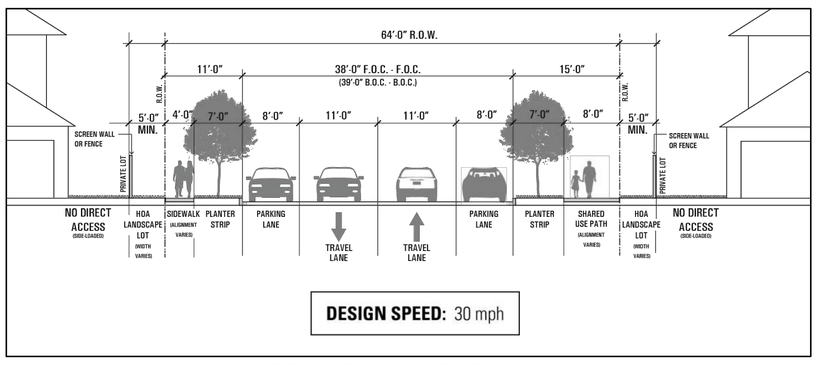
1

PERMITTED NEIGHBORHOOD BUSINESS (NB)

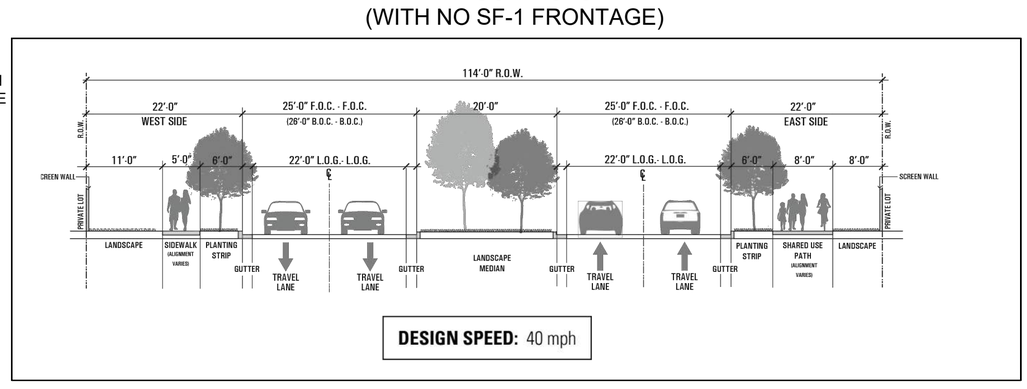
Amusement (indoor) C
Antique Shop P
Art Gallery P
Art Workshop P
Business Support Services P
Child Care Center P
Club or Lounge P
Community Garden C
Communication services or facilities P
Consumer Repair Services P
Event Center C
Financial Services C
Florist C
Food Preparation C
Food Sales C
Funeral Services C
General Retail (convenience) P
General Retail (General) P
Government Facilities P
Hospital Services P
Hotel C
Laundry Services (self) P
Liquor Sales C
Medical Clinic P
Offices, government P
Offices, medical P
Offices, professional P
Personal Improvement Services P
Personal Services P
Pet Store P
Printing and Publishing C
Product development services (general) P
Religious Assembly P
Restaurant P
Research services (general) P
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Veterinary Services, small C
Wireless transmission facilities, attached C
Wireless transmission facilities, stealth C

PERMITTED MEDIUM COMMERCIAL (C2)

Adult Day Care P
Alcoholic Beverage Establishment P
Amusement (Indoor) C
Amusement (Outdoor) C
Antique Shop P
Art Studio or Gallery P
Automobile Repair (major) C
Automobile Repair (minor) C
Automobile Washing C
Brewery, micro P
Brewpub P
Business Support Services P
Child Care Center P
Club or Lodge P
Commercial Off-Street Parking C
Communication Services or Facilities P
Construction and Equipment Sales (minor) P
Consumer Repair Services P
Distillery, micro P
Event Center P
Financial Services C
Florist C
Food Court Establishment C/S
Food Preparation C
Food Sales C
Funeral Services C
Garden Center C
Gasoline Station (full service) C/S
Gasoline Station (limited) C/S
General Retail Sales (convenience) P
General Retail Sales (general) P
Governmental Facilities P
Hotel C
Kennel C
Liquor Sales P
Mini-storage Warehouse C *See note 25*
Offices, Government P
Offices, Showroom P
Off-site Accessory Parking P
Personal Improvement Services P
Personal Services P
Pet Store C
Printing and Publishing C
Religious Assembly P
Restaurant P
Restaurant--Drive-in or Drive-through C
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Smoke shop or tobacco store P
Theatre P
Utility Services, minor P
Veterinary Services, large C
Veterinary Services, small C
Wireless Transmission Facility, attached C
Wireless Transmission Facility, stealth C



PRIMARY COLLECTOR
(WITH NO SF-1 FRONTAGE)



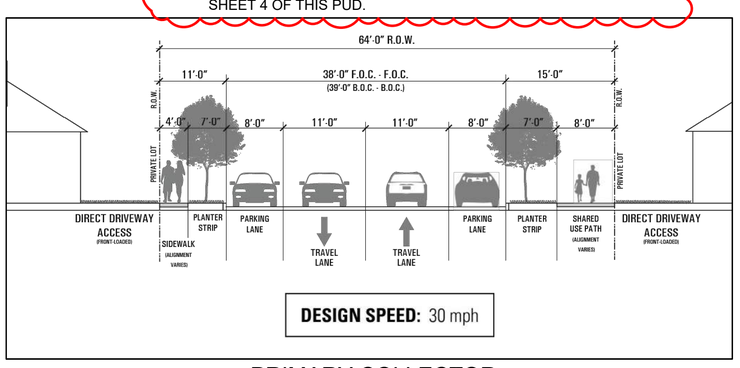
MAD 4 DESIGN

PUD NOTES

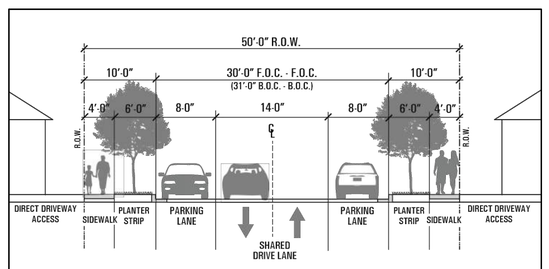
1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
    - 10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
    - 10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.

1

25. THE MINI-STORAGE WAREHOUSE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-STORAGE WAREHOUSE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.



PRIMARY COLLECTOR
(WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL
ROADWAY SECTION

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__

BY: _____
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
FELIX PAIZ, CHAIRPERSON

MANOR HEIGHTS

PUD GUIDELINES & NOTES

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:19pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the façade and park is not a front façade. Both street facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetscape Variety. The same elevation can be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 21 lots.

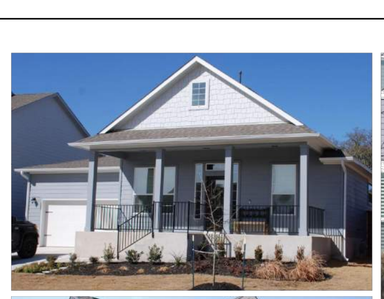
Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

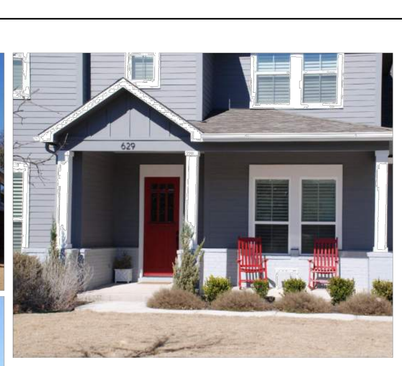
- Horizontal offsets, recesses or projections, breezeways, porte-cocheres, canopies, ornamental cornices, ornamental and bay windows, vertical "elevation" off-sets, peaked roof forms, arches, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.

Front Facades

1 August 2018 Page 3







On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.

Front Entries

1 August 2018 Page 4







Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementious-fiber planking and board and batten (not panels), painted or tinted stucco and brick. Solid wood planking, decorative cementious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%, masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from façade to façade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.

Exteriors of Residential Buildings

1 August 2018 Page 5





A garage door recessed from the face of the front façade that emphasizes the living area of the home from the street is a permitted garage type.

Front-loaded Garage - Living Area Forward

1 August 2018 Page 6







Garage doors flush with the street-facing façade require design features on the façade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead eave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.

Front-loaded Garage - Flush with Facade

1 August 2018 Page 7





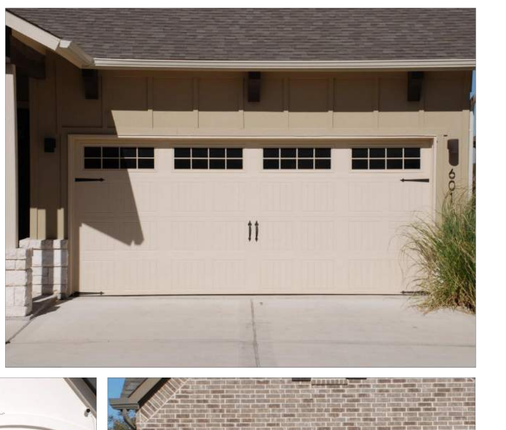


Garages projecting in front of the street facing building façade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage façades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof

Front-loaded Garage - Projecting

1 August 2018 Page 8







Stain or paint colors for garage doors shall be compatible with the color palette of the building façade siding or trim of the home to deemphasize the garage door and emphasize the architectural building façade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.

Garage Door Articulation

1 August 2018 Page 9





Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead eave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead eave or the porte-cochere may extend five feet into the building setback line.

Roofs and Overhead Structures

1 August 2018 Page 10

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

MANOR HEIGHTS

EXHIBIT B
PUD DESIGN STANDARDS

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:29pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





MEDIUM DENSITY RESIDENTIAL

All guidelines set forth in in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

Architectural style
A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

Form and mass
A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

Long walls and facades
Up to six attached dwellings may be attached in a single row as a group.

Windows and transparency
All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.





Building roofs
On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

Mechanical equipment screening
Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

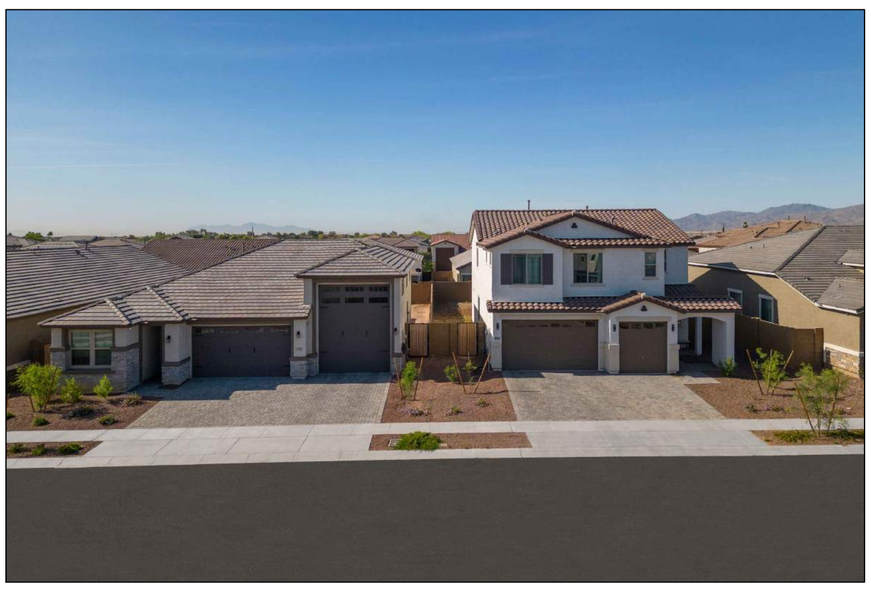
Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.

△1



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)

	DESCRIPTION	DATE	BY
△1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
△2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

MANOR HEIGHTS

EXHIBIT B
PUD DESIGN STANDARDS

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, January 2, 2025

Elliot Condos
Forestar (USA) Real Estate Group

TX
ElliotCondos@forestar.com

Permit Number 2024-P-1695-ZO
Job Address: 13354 Old Kimbro Road, Manor, TX. 78653

Dear Elliot Condos ,

The first submittal of the Manor Heights PUD Amendment (Nagle Estates) *(Zoning Request*) submitted by Forestar (USA) Real Estate Group and received on March 07, 2025, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~

2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.

3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.

4. The P&Z Chairperson is Felix Paiz.

5. The previous revision on Page 4 should clouded and marked.

6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.

7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

January 21, 2025

GBA
Attn: Pauline Gray, P.E.
1500 CR 269
Leander, Texas 78641

Re: 2024-P-1695-ZO Manor Heights PUD Amendment (Nagle Estates)
Comment Response Letter Draft 2

Dear Ms. Gray:

Please accept this comment response for the above-referenced project.

1. **Comment: An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.**

   KH Response: The updated PUD is included in this submittal for review.

2. **Comment: The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.**

   KH Response: Noted.

If you have any questions or comments regarding this request, please contact me at 512-580-5803.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ethan Howell, AICP
Project Manager

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, February 20, 2025

Sarah Starkey
Kimley-Horn
501 S Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1695-ZO
Job Address: 13354 Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The subsequent submittal of the Manor Heights PUD Amendment (Nagle Estates) submitted by Forestar (USA) Real Estate Group and received on March 07, 2025, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~

2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.

3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.

4. The P&Z Chairperson is Felix Paiz.

5. The previous revision on Page 4 should clouded and marked.

6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.

7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
GBA

Kimley»Horn

March 3rd, 2025

Pauline Gray, P.E.
GBA
P.O. Box 2029
Leander, Texas 78646

RE: 2024-P-1695-ZO
Manor Heights PUD Amendment
(Nagle Estates)

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated February 20th, 2025. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

Engineer Review

1. ~~An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~

2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.

   Response: Understood, the DA amendment is still being discussed/finalized, we would like to proceed with the PUD process to run concurrently with the DA amendment.

3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.

   Response: The total PUD acreage provided in Table 1 has been updated to match the overall acreage provided in Table 8.

4. The P&Z Chairperson is Felix Paiz.

   Response: The name of the P&Z Chairperson has been updated to Felix Paiz on the Page 2 signature block.

5. The previous revision on Page 4 should clouded and marked.

   Response: All previous revisions have been clouded and marked including those on Page 4 as requested.

6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.

Response: An updated TIA has been provided for the Nagle lots, this approach was discussed with City staff.

7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.

   Response: A TIA for only the Nagle Estate lots has been submitted with this resubmittal.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Wednesday, April 2, 2025

Sarah Starkey
Kimley-Horn
501 S Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1695-ZO
Job Address: 13354 Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The submittal of the revised Manor Heights PUD Amendment (Nagle Estates) Site Plans submitted by Forestar (USA) Real Estate Group and received by our office on 3/7/2025, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

4/30/2025

City of Manor Development Services

Notification for a PUD Amendment

Project Name: Manor Heights PUD Amendment (Nagle Estates)
Case Number: 2024-P-1695-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a PUD Amendment for Manor Heights. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a PUD Amendment for the Manor Heights Subdivision, being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor Tx.

Applicant: Forestar (USA) Real Estate Group
Owner: Forestar (USA) Real Estate Group

The Planning and Zoning Commission will meet at 6:30PM on May 14, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 21, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this PUD amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

JONSE JOHN & RITA PO BOX 21 MANOR, TX 78653	BERUMEN ARMANDO JR & AMELIA J 13300 MILLEDGE PASS MANOR, TX 78653	RANGEL FRANCISCO CASTRO ETAL 20303 LONE PEAK PASS MANOR, TX 78653
GUERRA CHRISTINA & ALEJANDRO 20305 LONE PEAK PASS MANOR, TX 78653	NGUYEN LE FAMILY TRUST 808 HEDGESTONE WAY MODESTO, CA 95355	CALDWELL CHARLES K 20309 LONE PEAK PASS MANOR, TX 78653
AUSTIN LLC 117 FORT HOOD LN GEORGETOWN, TX 78628	ELLINGTON AARON & SHANNON 20515 LONE PEAK PASS MANOR, TX 78653	NAVA KEVIN JORDAN & 20406 LONE PEAK PASS MANOR, TX 78653
CONTINENTAL HOMES OF TEXAS LP 10700 PECAN PARK BLVD STE 400 AUSTIN, TX 78750	HERNANDEZ ALEISHA JEAN & 20412 LONE PEAK PASS MANOR, TX 78653	FORESTAR USA REAL ESTATE 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006
ANIH ELISE & BENITA ANIH 13614 THOMAS WHEELER WAY MANOR, TX 78653	NGUYEN/ LE FAMILY TRUST 10700 PECAN PARK BLVD STE 130 AUSTIN, TX 78750	KEMAKOLAM SAMUEL OGECHI & PATIENCE CHIDIEBERE 13304 THOMAS WHEELER WAY MANOR, TX 78653
MEDRANO OSCAR MAYEN 13721 HOWSER TRCE MANOR, TX 78653	BRIGHTLAND HOMES LTD 15725 N DALLAS PKWY SUITE 300 DALLAS, TX 75001	CASTILLO JORGE MARIN 20606 PHEBE FOSTER ST MANOR, TX 78653
NUNN CURTIS LEE & CYNTHIA L 13724 THOMAS WHEELER WAY MANOR, TX 78653	POLLARD JIMMY URIAH & 13809 HOWSER TRCE MANOR, TX 78653	CHAVEZ MAURICIO 20704 PHEBE FOSTER ST MANOR, TX 78653
CASTRO LUIS FRANCISCO 13601 HOWSER TRCE MANOR, TX 78653	ARCHER QUINTIN B 13609 HOWSER TRCE MANOR, TX 78653	VARKEY ELSON ALIAS & 20608 JOHN GILL DR MANOR, TX 78653
GRACE COVENANT CHRISTIAN PO BOX 1068 MANOR, TX 78653	PALAO MARTHA 20507 PHEBE FOSTER ST MANOR, TX 78653	HAGENIMANA ABDOU & JOCELYN 20603 PHEBE FOSTER ST MANOR, TX 78653
VALENCIANA MIGUEL & 20604 JOHN GILL DR MANOR, TX 78653	GARCIA FERNANDO FEDERICO MILLER 13400 WILLIAM TYLER WAY MANOR, TX 78653	DRH ENERGY INC 1341 HORTON CIR ARLINGTON, TX 76011

ASEKEME MARIS & KERRI ANNE
20717 ALCALA TERRANCE
MANOR, TX 78653

LODHA DEVENDRA KUMAR &
13517 WILLIAM TYLER WAY
MANOR, TX 78653

JONNALAGADDA RAV
20700 ALCALA TERRANCE
MANOR, TX 78653

GG BR PECAN CARILLON LP
351 KING ST E STE 1300
TORONTO, ON

JUN SARAH & JASON J
20506 LONE PEAK PASS
MANOR, TX 78653

HEATH DERRICK LIONEL JR
20301 HOWSER CV
MANOR, TX 78653

CHESMAR HOMES LLC
3600 W PARMER LN STE 160
AUSTIN, TX 78727

PATEL SONAM SAMIR
20717 ROWSTON MANOR LN
MANOR, TX 78653

SASS JUSTIN & JENNIFER SHANTZ
20302 HOWSER CV
MANOR, TX 78653

ILO SAIDAT & WELDON LESHON MITCHELL
13605 HOWSER TRCE
MANOR, TX 78653

GAMMONS KASEY & JANETTE
13607 HOWSER TRCE
MANOR, TX 78653

ELSHARAYHEH FAWZI
13606 THOMAS WHEELER WAY
MANOR, TX 78653

ZIENCINA ALEC & ANNA
13708 HOWSER TRCE
MANOR, TX 78653

TOBAR MARILYN JOHANA SORIANO
20509 PHEBE FOSTER ST
MANOR, TX 78653

DHAR PAMPOSH
20601 JOHN GILL DR
MANOR, TX 78653

AMUH HILARY N
13709 HOWSER TRCE
MANOR, TX 78653

OGUNDARE OLUSESAN O & TITILOLA O
13800 HOWSER TRCE
MANOR, TX 78653

NGUYEN KHOA & TRISHA
13816 HOWSER TRCE
MANOR, TX 78653

PICKERILL LAURIE &
1120 W LOVERS LN
ARLINGTON, TX 76013

WHEAT PHILIP A & LILLIAN T
14425 BOIS D ARC LN
MANOR, TX 78653

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711

BLDG SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734

ESPARZA JOSE RUIZ &
14793 BOIS D ARC LN
MANOR, TX 78653

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK, TX 78664

PERNESKY MATTHEW & TRACY
20307 LONE PEAK PASS
MANOR, TX 78653

CERVANTES ANA
20707 PHEBE FOSTER ST
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653

LE BRIAN & HUYEN THI MINH NGUYEN
20308 LONE PEAK PASS
MANOR, TX 78653

CURRENT CHRISTOPHER DAVID &
DALEL
20806 PHEBE FOSTER ST
MANOR, TX 78653

MORENO MARIA DEL SOCORRO &
13401 WILLIAM TYLER WAY
MANOR, TX 78653

LEAKE WILLIAM ROBI
7401 NEZ PERCE TRCE
MANOR, TX 78653

SINGH JASMINE KAUR
13800 THOMAS WHEELER WAY
MANOR, TX 78653

BOOKOUT MICHAEL TROY ETAL
937 WILLOW CREEK DR
LA PORTE, TX 77571

VELZEBOER PIETER A
13404 WILLIAM TYLER WAY
MANOR, TX 78653

DE LA LUZ EDUVIGES
14211 BOIS DARC LANE
MANOR, TX 78653

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR, TX 78653

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746

PHILIPS TAMMIE C
14515 BOIS D ARC LN
MANOR, TX 78653

PORTILLO ZOILA
13342 OLD KIMBRO RD
AUSTIN, TX 78653

GEBAUER JOHN JR
13330 OLD KIMBRO RD
MANOR, TX 78653

KARCHER CHRISTOPHER RYAN
1001 CASHEW LN
CEDAR PARK, TX 78613

CORDOVA CRISTAL & MARICELA
CORDOVA
20300 LONE PEAK PASS
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653

HERNANDEZ JOSE M &
20304 LONE PEAK PASS
MANOR, TX 78653

GEBRE GULILAT GIRMA
20306 LONE PEAK PASS
MANOR, TX 78653

RANGANATHAN SURESH BERI
20500 LONE PEAK PASS
MANOR, TX 78653

HUYNH TRUC LE MINH &
20403 PHEBE FOSTER ST
MANOR, TX 78653

GARCIA JORGE LAZARO GONZALEZ &
13302 THOMAS WHEELER WAY
MANOR, TX 78653

FOTSO EPIPHANIE DAROLE NJOUKA &
20300 HOWSER CV
MANOR, TX 78653

RIVERA OMAR
20304 HOWSER CV
MANOR, TX 78653

MATEO JUAN V MARQUEZ &
20306 HOWSER CV
MANOR, TX 78653

BARRON CASEY KAY &
13508 THOMAS WHEELER WAY
MANOR, TX 78653

CASTILLO ERIKA & LYMARI
20602 PHEBE FOSTER ST
MANOR, TX 78653

HWY LLC
PO BOX 158
ROUND ROCK, TX 78680

BAGLA ARCHIT MOHAN &
20709 JOHN GILL DR
MANOR, TX 78653

GLEASON CALVIN & ANAKA
SLAUGHTER
13424 WILLIAM TYLER WAY
MANOR, TX 78653

ASKENACHEW BERHANU &
20704 ALCALA TERRANCE
MANOR, TX 78653

DAVIS DOROTHY J
13525 WILLIAM TYLER WAY
MANOR, TX 78653

AMATON DAVID JUNIOR
13804 HOWSER TRCE
MANOR, TX 78653

RAMIREZ RAUL & EVA LEEANN SOTO
13812 HOWSER TRCE
MANOR, TX 78653

SUSON ARVIN SALMO
13729 HOWSER TRCE
MANOR, TX 78653

MARTINEZ RIGOBERTO JR
13820 HOWSER TRCE
MANOR, TX 78653

NUNEZ NESTOR LOPEZ &
13900 HOWSER TRCE
MANOR, TX 78653

UWINEZA ALINE
20703 PHEBE FOSTER ST
MANOR, TX 78653

RASHID NASHID SR
20608 PHEBE FOSTER ST
MANOR, TX 78653

COWARD ADRIANNE
20700 PHEBE FOSTER ST
MANOR, TX 78653

SINGHAL SAURABH
20705 JOHN GILL DR
MANOR, TX 78653

TELLO TIMOTHY & JESSICA ANDERSON
14409 BOIS D ARC LN
MANOR, TX 78653

ROSEMOND KERRICK JR & WHITNEY
13302 MILLEDGE PASS
MANOR, TX 78653

GUZMAN FRANKLIN PERLA SR &
13308 MILLEDGE PASS
MANOR, TX 78653

GEBRELULE KIDANE ASGEDE &
13310 MILLEDGE PASS
MANOR, TX 78653

VALLADARES VICTOR R &
13300 LONE PEAK CV
MANOR, TX 78653

FENNIX TURRAN CORTEZ
20403 LONE PEAK PASS
MANOR, TX 78653

MORONFOLU QUWIYAT FOLAWUMI
20402 LONE PEAK PASS
MANOR, TX 78653

TIFFANY BRICK CO L P
300 E JOHN CARPENTER FWY STE 1645
IRVING, TX 75062

NGUYEN THANH K & THONG Q VU
14520 EAST US HWY 290
MANOR, TX 78653

RICHMOND AMERICAN HOMES OF TEXAS INC
MDC HOLDINGS
4350 S MONACO ST STE 500
DENVER, CO 80237

WALLACE WILLIAM JR & MARY
13708 THOMAS WHEELER WAY
MANOR, TX 78653

PHAN TAM QUOC
13308 THOMAS WHEELER WY
MANOR, TX 78653

JUJJURI TUSHITHA
13310 THOMAS WHEELER WAY
MANOR, TX 78653

JONES ANDRE C & SHANIQUA CAVANAUGH
20303 HOWSER CV
MANOR, TX 78653

IBARRA JUAN PABLO LUBO &
13505 HOWSER TRCE
MANOR, TX 78653

KIM NICHOLAS & SHERRY LI
13507 HOWSER TRCE
MANOR, TX 78653

UGARTE JOSE V & EVA BENITEZ
14831 BOIS D ARC LN
MANOR, TX 78653

RAHBANI KIMBERLY
20704 JOHN GILL DR
MANOR, TX 78653

MAJIDI NAGHAM AL & NASEER AL HILALI
13813 HOWSER TRCE
MANOR, TX 78653

VU THUY TRANG NGOC &
12609 DESSAU RD 195
AUSTIN, TX 78754

SOUP CHRISTOPHE DEBENS &
13804 THOMAS WHEELER WAY
MANOR, TX 78653

HERNANDEZ MARIALUISA &
13820 THOMAS WHEELER WAY
MANOR, TX 78653

SHORELINE TYCOON LLC
110 SAN ANTONIO ST
AUSTIN, TX 78701

TATRO JAY THOMAS & CY
12803 SCHLEICHER TRL
AUSTIN, TX 78732

ALTAMEEMI AHMED
511 KOLBO DR
ROUND ROCK, TX 78665

REHMAN PAMELA D
13613 HOWSER TRCE
MANOR, TX 78653

OYENIYI ADEBAYO IDOWU &
13704 HOWSER TRCE
MANOR, TX 78653

RENDEROS EDWIN JOSUE GARCIA
13829 HOWSER TRCE
MANOR, TX 78653

RODRIGUEZ JANETTE ALICIA LOPEZ &
13832 THOMAS WHEELER WAY
MANOR, TX 78653

ONDOA TANG EMILE JOSEPH &
13912 HOWSER TRCE
MANOR, TX 78653

MILLER JOSIE ANGELICA &
20811 PHEBE FOSTER ST
MANOR, TX 78653

LIVERGOOD BRADLEY
13301 SMITHWICK ST
MANOR, TX 78653

ABRAHAM SHAWN & MICHELE ELZA GEORGE
13500 WILLIAM TYLER WAY
MANOR, TX 78653

MARTINEZ OTAY
20808 PHEBE FOSTER ST
MANOR, TX 78653

MIRELES JESUS
5617 SIGNAL PT
AUSTIN, TX 78724

OLIVER DEVANTE DANIEL
13307 SMITHWICK ST
MANOR, TX 78653

PARKS CATHERINE & GREG
13304 MILLEDGE PASS
MANOR, TX 78653

PATRICK DAVID LEE
14805 BOIS D ARC
MANOR, TX 78653

RODRIGUEZ ERNEST LEE
238 BEVERLY DRIVE
SAN ANTONIO, TX 78228

GUERRERO ALAN
20509 LONE PEAK PASS
MANOR, TX 78653

CASTILLO ALLAN ALBERTO &
20810 PHEBE FOSTER ST
MANOR, TX 78653

HERNANDEZ MARIA A
20305 HOWSER CV
MANOR, TX 78653

HIGGINS JON TERRENCE & DEMETRA RENEE WILLIAMS &
20508 LONE PEAK PASS
MANOR, TX 78653

SUBEDI PUMPHA DEVI & SUDAN TIMILSINA
13306 THOMAS WHEELER WAY
MANOR, TX 78653

TAT BINH QUANG &
13300 THOMAS WHEELER WAY
MANOR, TX 78653

GARCIA MITCHELL ANGEL &
13604 THOMAS WHEELER WAY
MANOR, TX 78653

RODRIGUEZ EFRAIN EDGARDO PARADA
13700 HOWSER TRCE
MANOR, TX 78653

SERUGO FREDERIC
20605 PHEBE FOSTER ST
MANOR, TX 78653

VARELA JORGE MANUEL DELGADO &
13716 HOWSER TRCE
MANOR, TX 78653

ONTIVEROS JORGE LUIS TRUJILLO
13728 HOWSER TRCE
MANOR, TX 78653

FRANCISCO DOMINGUEZ JAIMES
11606 AUS TEX ACRES LN
MANOR, TX 78653

JOHNSON CRAIG & TAMMY
13034 PARTRIDGE BEND DR
AUSTIN, TX 78729

BLDG PARENT TONY ENTERPRISES INC
13350 OLD KIMBRO RD BLDG 1
MANOR, TX 78653

JONSE KIRK J & CATHY
13326 OLD KIMBRO RD
MANOR, TX 78653

TIGS EDWARD & KRISTIN A MIRANDA
20601 PHEBE FOSTER ST
MANOR, TX 78653

BRYANT CRAIG & JUNE
20607 PHEBE FOSTER ST
MANOR, TX 78653

BARRERA MARCOS & MARISSA RIOS
20703 JOHN GILL DR
MANOR, TX 78653

GRANDOIT JEAN DESSALINES
13705 HOWSER TRCE
MANOR, TX 78653

NUNEZ ELIZEO L & LISSETTE ESTRADA
13821 HOWSER TRCE
MANOR, TX 78653

STONE TARESSA & STEVEN REYNOLDS
13824 THOMAS WHEELER WAY
MANOR, TX 78653

SANTIKOS DEMETRIOS
20805 PHEBE FOSTER ST
MANOR, TX 78653

LANDEROS LETICIA C & JOSE J
REVOCABLE TRUST
14315 BOIS D ARC LN
MANOR, TX 78653

BLDG PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653

SON DAU TRUST &
5516 HWY 71 E RICHARD C KING
CEDAR CREEK, TX 78612

BLDG MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578

LEAKE WILLIAM ROBIN
7401 NEZ PERCE TRCE
MANOR, TX 78653

NGUYEN DUSTIN & CHAN HONG PHAM
&
9888 CASTELLI WAY
ELK GROVE, CA 95757

PADRON LEONARDO SANCHEZ SR &
20409 LONE PEAK PASS
MANOR, TX 78653

LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653

DZURISIN CARA & ERIC
13306 LONE PEAK CV
MANOR, TX 78653

JEIZAN ELHAM
2900 CENTURY PARK BLVD APT 303
AUSTIN, TX 78727

BALBOA JESSICA THALIA &
20408 LONE PEAK PASS
MANOR, TX 78653

GETZOYAN AVO & MARY
13611 HOWSER TRCE
MANOR, TX 78653

ROMERO LILIAM A VELASQUEZ & JUAN
ALBERTO GALDAMEZ MO
20502 LONE PEAK PASS
MANOR, TX 78653

GUERRERO CADY & ALEXANDER JACOB
GOLDSMITH
20504 LONE PEAK PASS
MANOR, TX 78653

NGUYEN THUONG
13701 HOWSER TRCE
MANOR, TX 78653

KOUAKOU LYNDA MOLEBIETISSE &
13610 HOWSER TRCE
MANOR, TX 78653

THOMAS MOSHE MOSES &
20505 PHEBE FOSTER ST
MANOR, TX 78653

AGUILAR MACDONY ESNER &
13603 HOWSER TRCE
MANOR, TX 78653

MORDEN GABRIELLA NICOLE
13302 HENRIETTA PLZ
MANOR, TX 78653

VILLARREAL KARENTH Y DELGADO &
EMMANUEL DELGADO
13300 HENREITTA PLZ
MANOR, TX 78653

RODRIGUEZ CLEMENTA ELIZALDE &
13309 SMITHWICK ST
MANOR, TX 78653

NAPOLES YOANDY GONZALEZ &
13828 THOMAS WHEELER WAY
MANOR, TX 78653

DUWURU ANISH REDD
20807 PHEBE FOSTER ST
MANOR, TX 78653

DIALLO OUSMANE & HADJA SIRA DIALLO
13720 HOWSER TRCE
MANOR, TX 78653

BAUTISTA PEDRO &
13724 HOWSER TRCE
MANOR, TX 78653

HERNANDEZ GUADALUPE L GARCIA
20600 PHEBE FOSTER ST
MANOR, TX 78653

CASTRO DAVEY
20600 JOHN GILL DR
MANOR, TX 78653

BAH ABOUBACAR &
13720 THOMAS WHEELER WAY
MANOR, TX 78653

KELLY MARK EARL
20604 PHEBE FOSTER ST
MANOR, TX 78653

MONCADA DENIS CASTILLO &
20801 PHEBE FOSTER ST
MANOR, TX 78653

RAMIREZ ROBERTO JR
20706 PHEBE FOSTER ST
MANOR, TX 78653

AYYAGARI SATEESH &
20817 ALCALA TER
MANOR, TX 78653

ARANDA PETER
20708 ROWSTON MANOR LN
MANOR, TX 78653

REID KEVIN D & LISA S
13608 HOWSER TRCE
MANOR, TX 78653

JAIMES MARIA NENCY REZA &
13612 HOWSER TRCE
MANOR, TX 78653

ROBERTS RICHARD JUMBOSEBIETOMA &
20401 LONE PEAK PASS
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA & BENIGNO TORRES ROSS
20400 LONE PEAK PASS
MANOR, TX 78653

PENA DANY ARIEL & YARETH BARRIOS RODRIGUEZ
20513 LONE PEAK PASS
MANOR, TX 78653

RELLO PERLA &
13406 HENREITTA PLZ
MANOR, TX 78653

ALBA EDUARDO
13712 HOWSER TRCE
MANOR, TX 78653

WHITFIELD SHARON
20510 LONE PEAK PASS
MANOR, TX 78653

JAIMES KEVIN MERIDA &
13510 THOMAS WHEELER WAY
MANOR, TX 78653

GILES JONATHAN L & CATHY JO GILES
13614 HOWSER TRC
MANOR, TX 78653

SANDOVAL CHRISTIAN ANDRES BOADA &
13612 THOMAS WHEELER WAY
MANOR, TX 78653

ADEBAYO LAURA
13700 THOMAS WHEELER WAY
MANOR, TX 78653

BRAVO REINALDO RAUL RIVAS &
13805 HOWSER TRCE
MANOR, TX 78653

HERNANDEZ-CORNEJO OLGA MICHELLE &
13832 HOWSER TRCE
MANOR, TX 78653

TECSON JOAN CHRISTINE &
20705 PHEBE FOSTER ST
MANOR, TX 78653

ADAMS JOSHUA MICHAEL
13412 WILLIAM TYLER WAY
MANOR, TX 78653

SALAZAR JUAN
20712 JORDAN STERLING ST
MANOR, TX 78653

BRIGHT MICHELLE & CALVIN
13916 HOWSER TRCE
MANOR, TX 78653

ALLEN JESSICA & ZACHARY NOLEN
20812 PHEBE FOSTER ST
MANOR, TX 78653

PHUNG UYEN BAO &
20700 JORDAN STERLING ST
MANOR, TX 78653

LEE CHERE & DOMINIC PUGLISI
13311 SMITHWICK ST
MANOR, TX 78653

ALVARADO SANTOS RAMON MACARIO
&
13602 THOMAS WHEELER WAY
MANOR, TX 78653

VIJANTKAR NEERAJ
20716 JORDAN STERLING ST
MANOR, TX 78653

JONES TIMOTHY J & RUTH M
13717 HOWSER TRCE
MANOR, TX 78653

PEREZ ROLANDO LEYVA
13808 HOWSER TRCE
MANOR, TX 78653

BOLTON BRYSON A & MACY SUMRALL
13801 HOWSER TRCE
MANOR, TX 78653

GARCIA SALVADOR ALEJANDRO &
13828 HOWSER TRCE
MANOR, TX 78653

GEOSANO TYLER & LAUREN
NEIGHBORS
20700 JOHN GILL DR
MANOR, TX 78653

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653

NGUYEN TUAN & NHIEU NGUYEN
124 SNOWFLAKE DR
ROUND ROCK, TX 78664

RHOF LLC
2730 TRANSIT RD
WEST SENECA, NY 14224

BLDG DUQUE STATES LLC
2311 W HOWARD LN
AUSTIN, TX 78728

NGUYEN LE FAMILY TRUST THE
808 HEDGESTONE WAY
MODESTO, CA 95355

CUADRADO DAIRON LABARGA
20302 LONE PEAK PASS
MANOR, TX 78653

OUEDRAOGO ABOUBACAR SIDIKI
13833 HOWSER TRCE
MANOR, TX 78653

HO STEVEN A & KATIE LAM-HO
20311 LONE PEAK PASS
MANOR, TX 78653

GARCIA ROBERTO JOSE &
20809 PHEBE FOSTER ST
MANOR, TX 78653

PEREZ DANIEL & FRANCISCA PEREZ
20708 JOHN GILL DR
MANOR, TX 78653

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PASS
MANOR, TX 78653

MAHMOUD SAMI & MICHELE A
MOBLEY
20813 PHEBE FOSTER ST
MANOR, TX 78653

SCHAFER DENNIS D
2616 BUTLER WAY
ROUND ROCK, TX 78665-3842

PADRON ALMA BEATRIZ MEDRANO &
20401 PHEBE FOSTER ST
MANOR, TX 78653

FAY WALTER F (VLB)
7405 CHISOS PASS
AUSTIN, TX 78724

SALAS ISIDORO RODRIGUEZ & OSCAR
GERARDO MAC
11900 BRIARCREEK LOOP
MANOR, TX 78653-4622

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 14, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.

Applicant: Ricardo Velazquez
Owner: Rocio Valazquez

BACKGROUND/SUMMARY:

This item is the follow-up of zoning ordinance 747 that was approved on June 5, 2024. The applicant at the time requested C-2 for an event center and was approved by the Council. This request is the continuation of that as it requires a specific use permit to proceed.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Site plan Draft
- Mailing Labels
- Mail public notice
- Ordinance 747

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, Tx.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

CHECKSET FOR REVIEW ONLY

ROUTE 1100 EVENT CENTER



3D VISUALIZATION





OUTLINE SPECIFICATIONS FOR OFFICE BUILDING MANOR,TEXAS

DIVISION 1 - GENERAL REQUIREMENTS

.1 General:

.01 This project shall be constructed of carefully selected materials to provide low maintenance cost, initial low construction cost and durability.

.02 All provisions for the handicapped are to be part of the contract.

.2 Insurance: General Contractor shall furnish and pay for the following insurance policies indemnifying himself, the Owner and the Architect.

DIVISION 2 - SITE WORK:

.1 Soil Treatment: Termite control is to be provided under entire building slab.

.2 Sidewalks: To be 4" thick Concrete over 2" compacted sandfill. Reinforced with welded wire mesh.

.3 Finish Grading: To be hand graded approximately 20' from the building and all improvements.

.4 Landscaping: Included as a part of this contract.

DIVISION 3 - CONCRETE:

.1 Foundation: Reinforced concrete monolithic beam and slab on 6" compacted selected fill. Concrete slab shall be trowel finish. All concrete shall be minimum 3,000 PSI Test at 28 days.

.2 Vapor Barrier: 6 mil polyethelene

DIVISION 4 - MASONRY:

.1 Portland Cement Plaster system over hot dipped galv. paper backed self furring metal lath over 8" cmu with cavity wall foam filled insulation

.2 Interior Stud Walls: 4" studs and gypsum drywall partitions.

DIVISION 6 - CARPENTRY:

.1 Architectural wood work.

DIVISION 7 - MOISTURE CONTROL:

.1 Roofing: METAL Roofing system
.2 Insulation: 6" building insulation. Batt insulation above SAC.

DIVISION 8 - DOORS, WINDOWS, AND GLASS:

.1 Doors and Frames: All interior doors shall be 1-3/4" solid core flush veneer doors. Frames shall be hollow metal frames.

.2 Storefront Doors and Frames: All exterior storefront system shall be aluminum.

.3 Glass: All glass shall be 1/4" tempered glass.

DIVISION 9 - FINISHES:

.1 Floors: All central traffic areas shall be vinyl composition tile

01 Offices to be 1/8" vinyl composition tile.
02 Base shall be rubber base.

.2 Walls
01 All gypsum walls shall be painted.

.3 Ceilings: Areas where shown shall be suspended acoustical grid system with square edge fissured mineral fiber board panels. and/or painted gypsum board
DIVISION 10 - SPECIALTIES:

.1 None Required.

DIVISION 11 - EQUIPMENT:

.1 None Required.

DIVISION 12 - FURNISHINGS:

.1 None Required.

DIVISION 13 - SPECIAL CONSTRUCTION:

.1 None Required

PROJECT INFORMATION

2018 International Building Code
2018 International Mechanical Code
2018 International Fire Code
2018 International Plumbing Code
2018 International Energy Conservation Code
2018 National Electric Code
2018 NPPA Life Safety Code
ADA Accessibility Guidelines

1. USE AND OCCUPANCY CLASSIFICATION: EVENT CENTER

2. BUILDING HEIGHT:

Actual Height (stories/height) 1 story / 22'-6"

3. BUILDING AREA:
Building Floor Area (Fire Area) 5,865

4. Fire Protection Systems:
A. Fire Smoke Detection Required Yes Provided Yes
B. Portable fire Exinguisher Required Yes Provided Yes
C. Fire Sprinkler System Required NO Provided NO

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

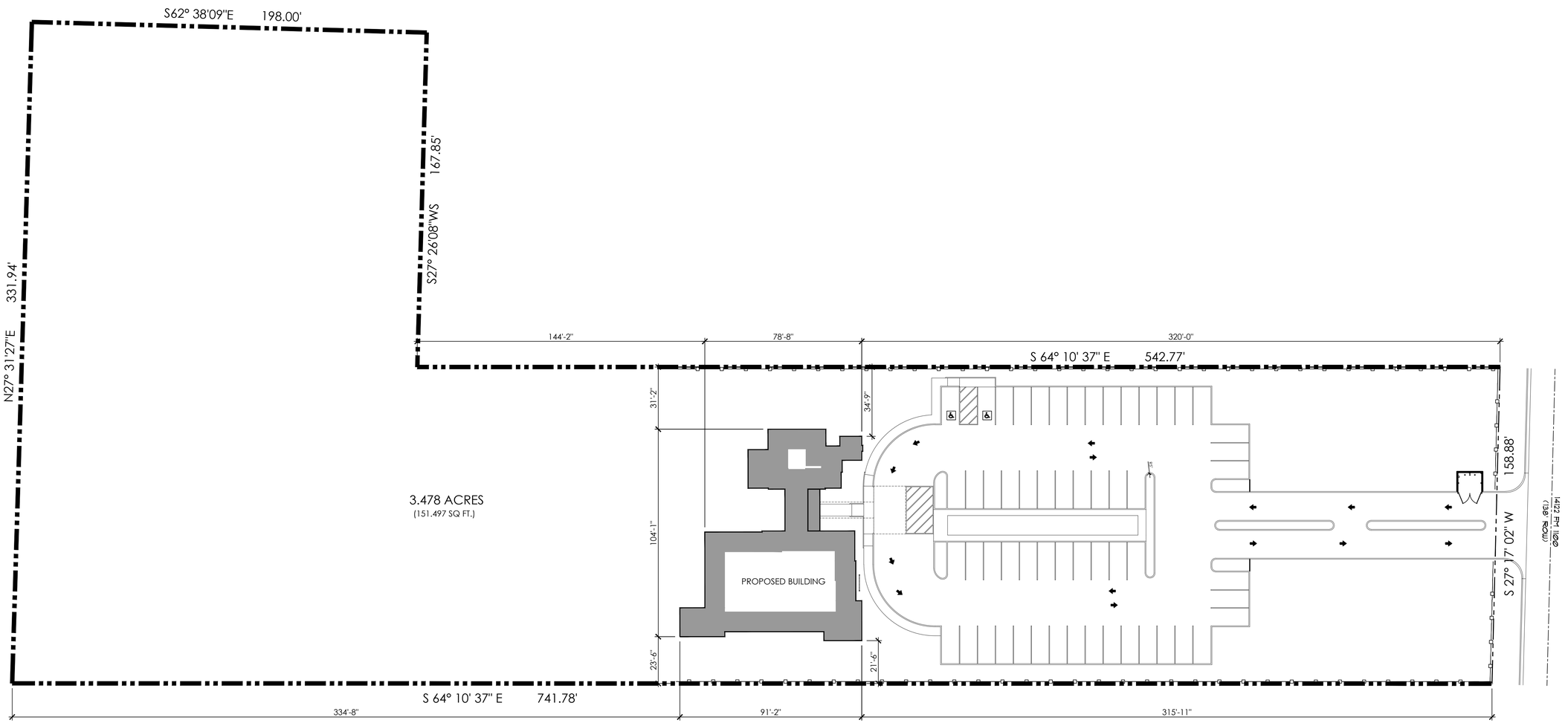
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	COVER
PROJECT #	DT24-096

SHEET

COVER



BUILDING LOCATION PLAN

SCALE: 1" = 20'-0"

SITE NOTES:

1. FINISH GRADE TO BE 4" BELOW FINISH FLOOR ELEVATION SLOPE AWAY FROM ALL IMPROVEMENTS AT A RATE OF 1/4" PER FOOT FOR THE FIRST 10'-0"; THEN AT A RATE OF 1/8" PER FOOT FOR THE NEXT 20'-0"

2. SIDE WALK SLOPE IS NOT TO EXCEED 1:20 WITH A CROSS SLOPE OF 1:50 AT ANY INSTANCE.

3. REFERENCE SHEET MEP1 FOR SITE IMPROVEMENTS AND MECHANICAL, ELECTRICAL, AND PLUMBING SITE NOTES

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job. B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	SITE PLAN
PROJECT #	DT24-096

SHEET

C1.01

LEGEND

LANDSCAPE	5,695.22	S.F.
PAVED PARKING LOT	9,405.45	S.F.
SIDEWALKS	1,817.09	S.F.
BUILDING	5,865.00	S.F.
CURB & GUTTER	599.00	L.F.
DEVELOPMENT LOT	25,000.00	S.F.

OWNER INFORMATION

NAME: ROCIO VELASQUEZ

COMPANY: _____

ADDRESS: _____

PHONE: 512.840.8392

PARKING SPACES

ZONING: Commercial

PARKING REQUIRED : 23 PARKING SPACES
PARKING PROVIDED : 25 PARKING SPACES

WASTE DISPOSAL DUMPSTER ENCLOSURE SPECIFICATIONS

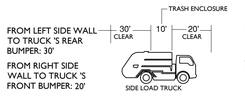
SPACE REQUIREMENTSFOR AREA TO BE UTILIZED BY TRUCK

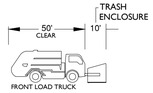
A) SIDE LOAD TRUCK: SINCE SIDE LOAD DUMPSTERS ARE SERVICED WITH THE TRUCK PARKED PARALLEL TO THE ENCLOSURE AND THE LIFTING MECHANISM IS LOCATED DIRECTLY BEHIND THE DRIVER'S FRONT DOOR, SIGNIFICANT PORTIONS OF THE TRUCK EXTEND BEYOND THE DUMPSTER IN BOTH DIRECTIONS. IT IS REQUIRED THEREFORE THAT THE AREAS DESCRIBED BELOW BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER ENCLOSURE

B) FRONT LOAD TRUCK: SINCE A FRONT LOAD TRUCK IS SIGNIFICANTLY LARGER THAN A SIDE LOAD TRUCK THE SPACE REQUIREMENTS ARE GREATER. A FRONT LOAD TRUCK SERVICES THE DUMPSTER WHILE PARKED PERPENDICULAR TO THE ENCLOSURE AND THE TRUCKS FRONT BUMPER RESITING AGAINST FACE OF DUMPSTER. THE AREA DESCRIBED BELOW MUST BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER.

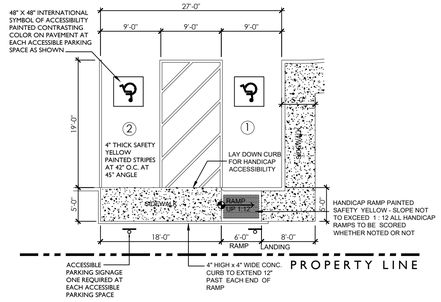
GATES
MUST SWING OPEN FULLY 180 DEGREES. SLIDING BARREL BOLTS MUST BE INSTALLED ON INSIDE WALL OF EACH GATE AT BOTTOM CORNERS. HOLES LARGE ENOUGH TO RECEIVE BARREL BOLTS MUST BE DRILLED IN PARKING LOT SURFACEAT FULLY CLOSED LOCATION AND THE FULLY OPEN (180 DEGREES LOCATION

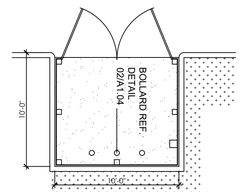
ENCLOSURE DIMENSIONS
10' INTERIOR SIDE WALL TO INTERIOR SIDE WALL
10' INTERIOR OF GATE TO INTERIOR OF REAR WALL





OPENING AND CLOSING OF GATES
IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER TO OPEN AND CLOSE THE GATES ON SERVICE DATES. IT IS RECOMMENDED THAT THE GATES BE OPENED AT THE START OF THE BUISINESS ON SERVICE DAYS





TRASH ENCLOSURE

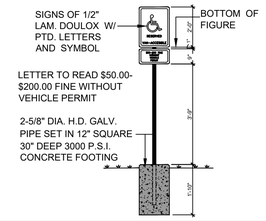
SCALE: 1/8" = 1'-0"

SITE NOTES:

1. FINISH GRADE TO BE 6" BELOW FINISH FLOOR ELEVATION SLOPE AWAY FROM ALL IMPROVEMENTS AT A RATE OF 1/4" PER FOOT FOR THE FIRST 10'-0"; THEN AT A RATE OF 1/8" PER FOOT FOR THE NEXT 20'-0"

2. SIDE WALK SLOPE IS NOT TO EXCEED 1:20 WITH A CROSS SLOPE OF 1:50 AT ANY INSTANCE.

3. REFERENCE SHEET MEP1 FOR SITE IMPROVEMENTS AND MECHANICAL, ELECTRICAL, AND PLUMBING SITE NOTES

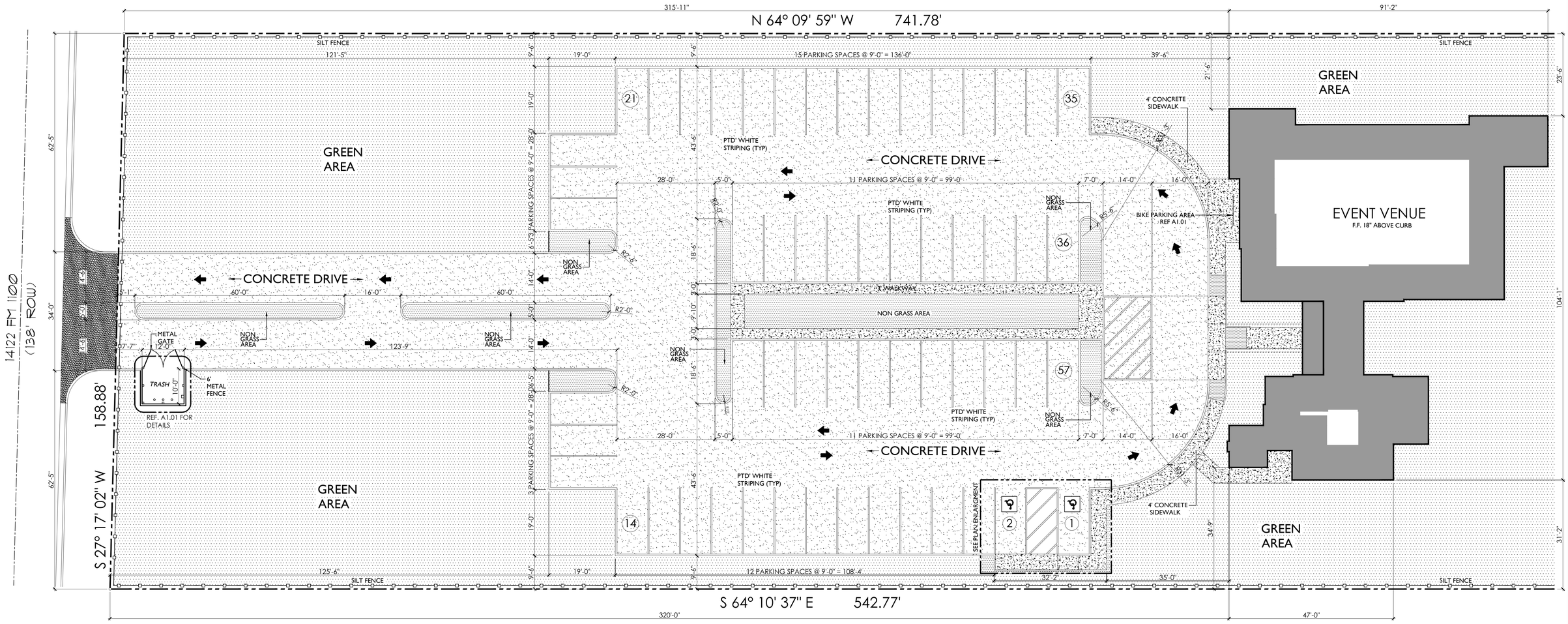


SIGN/ ANCHOR DETAIL

SCALE: 1/8" = 1'-0"

ONE (1) VAN ACCESSIBLE HANDICAP PARKING SPACE REQUIRED AT EACH DESIGNATED HANDICAP PARKING AREAS

ONE (1) SIGN SIMILAR FOR REGULAR HANDICAP PARKING SPACE. SIGN DOES NOT INCLUDE VAN ACCESSIBLE NAME. ONE (1) PER HANDICAP SPACE



SITE PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

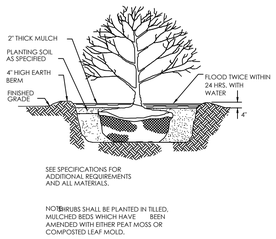
BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

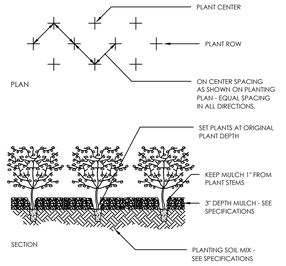
B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	SITE PLAN
PROJECT #	DT24-096

SHEET
C1.02



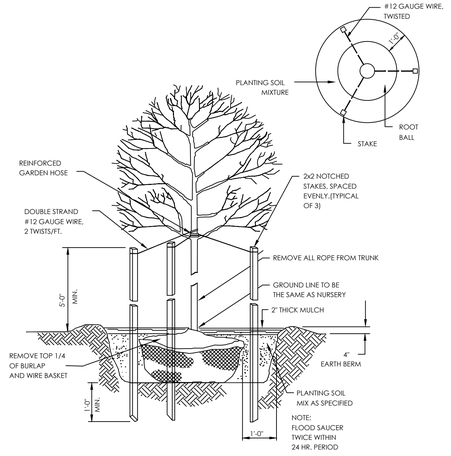
04 SHRUB PLANTING
NOT TO SCALE



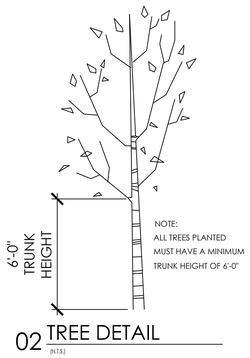
GROUNDCOVER PLANTING
NOT TO SCALE

LANDSCAPE PLAN NOTES:

1. OWNER WILL INSTALL BACKFLOW PREVENTER SYSTEM FOR LANDSCAPE SPRINKLER SYSTEM (COORDINATE LOCAL PUBLIC UTILITIES)
2. NO POWER LINES ARE CURRENTLY LOCATED ON PROPERTY



01 TYP. DECIDUOUS TREE PLANTING
NOT TO SCALE



02 TREE DETAIL
[N.T.S.]

IRRIGATION NOTE:

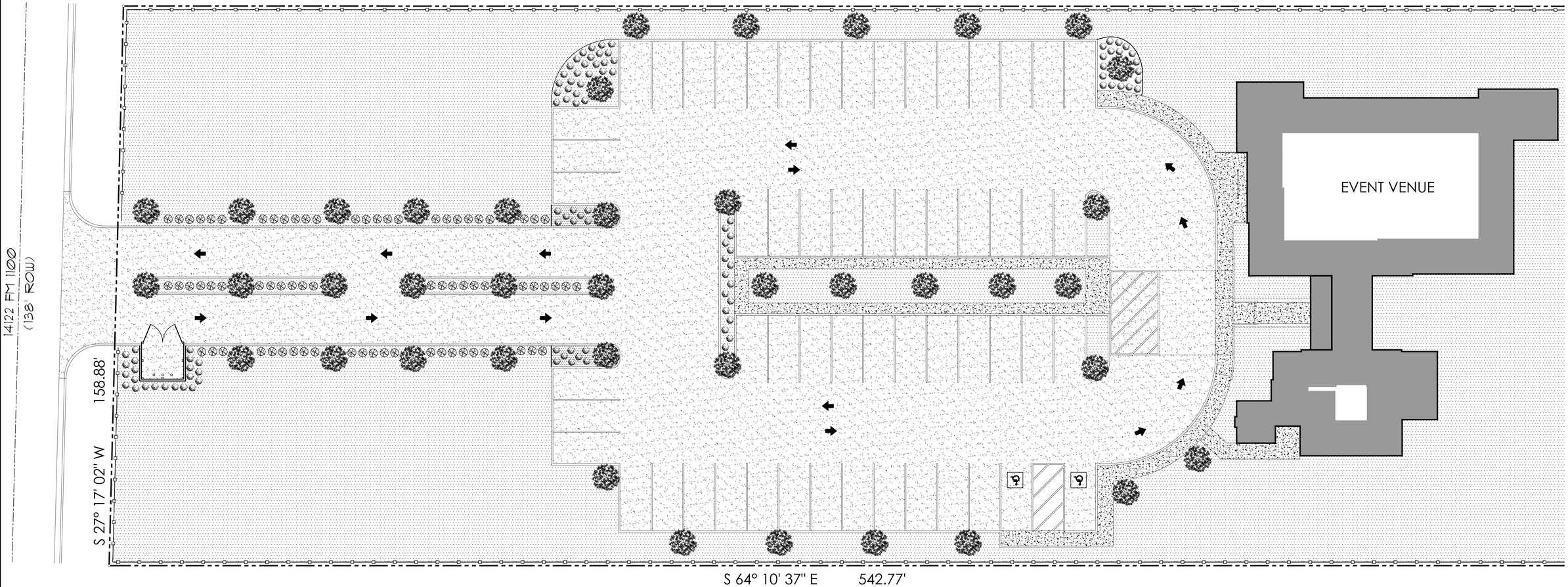
THE APPLICANT WILL PROVIDE AN AUTOMATIC IRRIGATION ON OR BEFORE ANY REQUEST FOR A CERTIFICATE OF OCCUPANCY.

LANDSCAPING LEGEND

QTY.	COMMON NAME	BOTANICAL NAME	SYMBOL	SIZE
107	OLEANDER	NERIUM OLEANDER		1 GAL./ 36"
40	OAK TREE	QUERCUS COCCINEA		3" CAL /6' HIGH
73	MEXICAN ORANGE BLOSSOM	CHIOSYA TERNATA		3" CAL /3' HIGH
--				OPEN LAWN GRASS (HYDRO-MULCHED GRASS)

LANDSCAPE ORDINANCE REQUIREMENTS

DESCRIPTION	QUANTITY
TOTAL SITE AREA	151,497.00 S.F.
DEVELOPED AREA	67,375.00 S.F.
PROVIDED PARKING LOT TREES	40
AREA OF IRRIGATION	SPRINKLER SYSTEM



SITE PLAN
SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3,478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

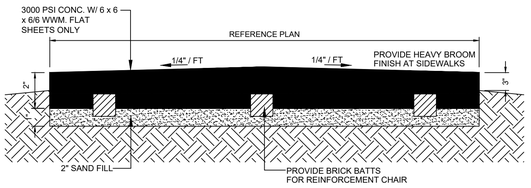
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	LANDSCAPE
PROJECT #	DT24-096

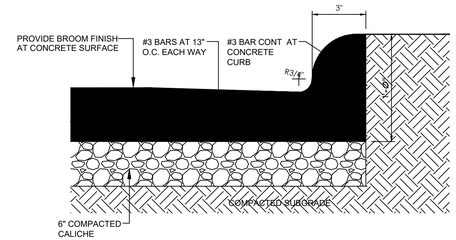
SHEET

C1.03



11 SIDEWALK DETAIL

SCALE: 1-1/2" = 1'-0"

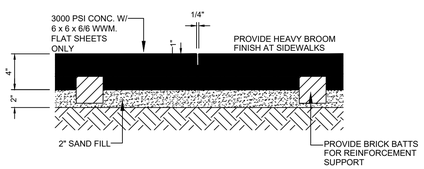


10 CURB & GUTTER DETAIL

SCALE 1 1/2" = 1'-0"

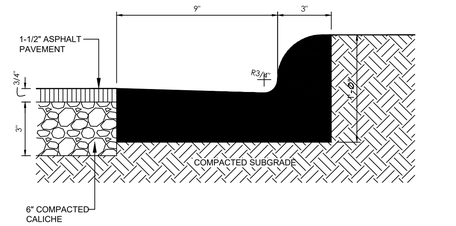
13 CONC. PAVING CONST. JNT.

SCALE: 3/4" = 1'-0"



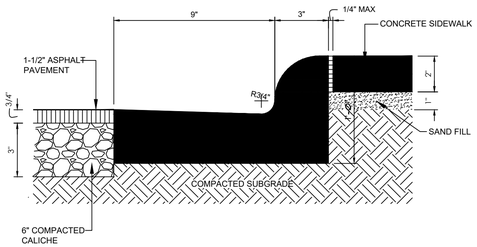
12 SIDEWALK CONTROL JT.

SCALE: 1-1/2"=1'-0"



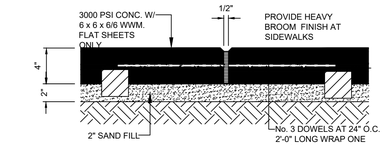
09 CURB & GUTTER DETAIL

SCALE 1 1/2" = 1'-0"



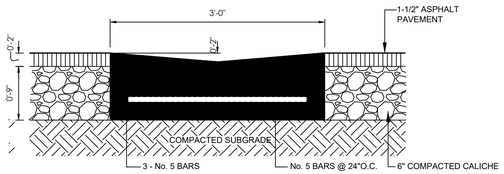
08 CURB & GUTTER DETAIL @ SIDEWALK CONDITION

SCALE 1 1/2" = 1'-0"



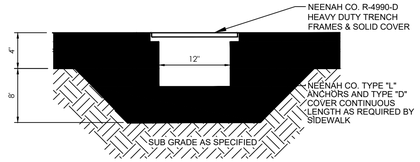
07 SIDEWALK EXP. JT. DETAIL

SCALE: 1-1/2"=1'-0"



06 VALLEY GUTTER DETAIL

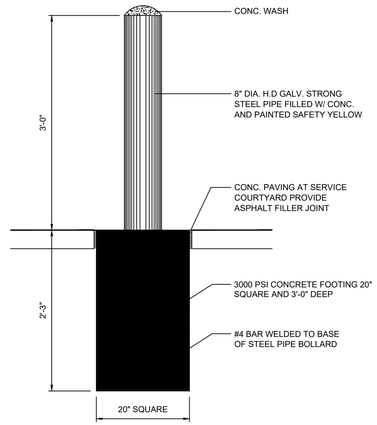
SCALE: 1-1/2"=1'-0"



05 TRENCH DETAIL

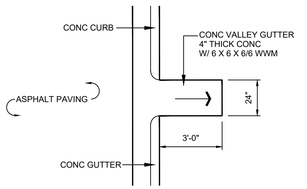
SCALE 1 1/2" = 1'-0"

NOTE: PROVIDE FOR FIFTEEN (25) UNITS TO BE LOCATED BY ARCHITECTS OFFICE



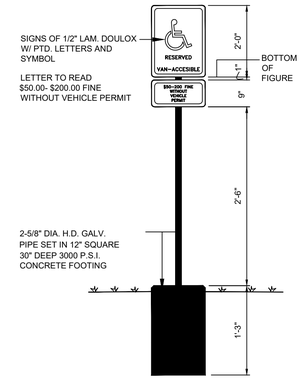
04 PIPE BULLARD DETAIL

SCALE 3/8" = 1'-0" SEE SITE PLAN FOR LOCATION



03 CURB BREAK DETAIL

SCALE 1/4" = 1'-0"

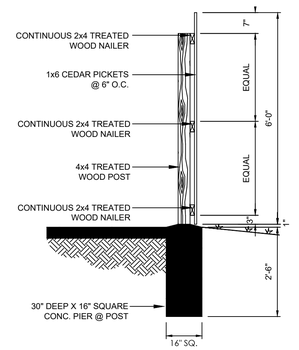


02 SIGN / ANCHOR DETAIL

SCALE: 1/2"=1'-0"

ONE (1) VAN ACCESSIBLE HANDICAP PARKING SPACE REQUIRED AT EACH DESIGNATED HANDICAP PARKING AREAS

ONE (1) SIGN SIMILAR FOR REGULAR HANDICAP PARKING SPACE. SIGN DOES NOT INCLUDE VAN ACCESSIBLE NAME. ONE (1) PER HANDICAP SPACE



01 CEDAR FENCE SECTION

SCALE: 3/4"=1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

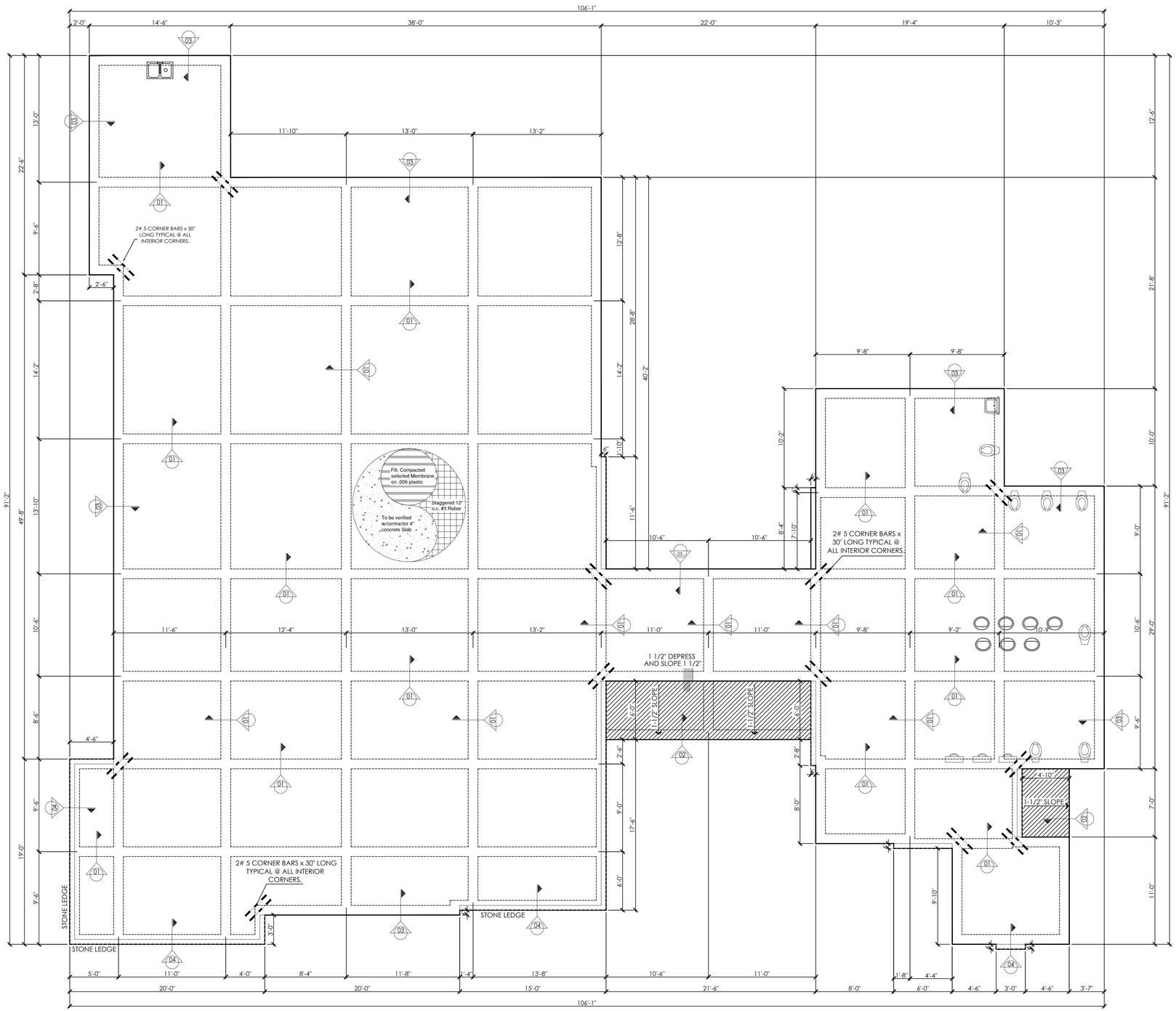
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	SITE PLAN DETAILS
PROJECT #	DT24-096

SHEET

A2.03



CONCRETE NOTES

1. ALL CONCRETE WORK, DETAILING and ERECTION SHALL CONFORM TO THE FOLLOWING:

   ACI #301: SPECIFICATIONS
   ACI #318: BUILDING CODE REQUIREMENTS
   ACI #315: MANUAL OF STANDARD PRACTICE
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:

SIDEWALKS and DRIVES:	3000 PSI
SLABS and GRADE BEAMS:	3000 PSI
3. CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS:

REINFORCING:	A615, Grade 60, Deformed
WELDED WIRE MESH:	A185
AGGREGATE:	C33
READY MIXED CONCRETE:	C94
PORTLAND CEMENT:	C150
FIELD CYLINDERS:	C31
COMPRESSIVE TESTING:	C39
4. STANDARD PROTECTIVE COVER FOR REINFORCING, UNLESS OTHERWISE NOTED:

AGAINST DIRT or FILL:	2 inches
EXPOSED TO EARTH or WEATHER:	2 inches
SLABS and WALLS:	1 inch
OTHER:	1 1/2 inches
5. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI #315
6. HORIZONTAL CONSTRUCTION JOINTS ARE NOT ALLOWED IN SLABS OF BEAMS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER.
7. MAINTAIN AT LEAST 1 inch BETWEEN REINFORCING BARS WHEREVER POSSIBLE
8. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED 40 BAR DIAMETERS OR 12 inches MIN.
9. PUMPED CONCRETE SHALL MEET THESE ADDITIONAL REQUIREMENTS:

MAXIMUM COARSE AGGREGATE SIZE:	3/4 inch
ADDITIONAL CEMENT	1/2 Sack
MAXIMUM SLUMP:	5 Inches
DO NOT PUMP THRU AN ALUMINUM TUBE	
10. CURE CONCRETE BY FLOODING FOR MINIMUM 72 HOURS. ALTERNATE METHOD: APPLY SPRAYED-ON CURING COMPOUND MEMBRANE AS FINAL CONCRETE FINISHING PROGRESSES. USE COMPOUND THAT WILL NOT AFFECT BOND IN AREAS THAT REQUIRE ADHESION.
11. PROVIDE SHOP DRAWINGS OF REINFORCING AND ACCESSORIES FOR REVIEW BY ARCHITECT

NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGNED BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN, IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.

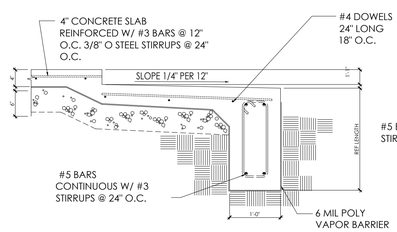
1.-BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2.-BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

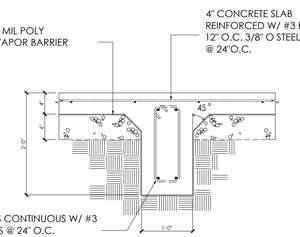
3.- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

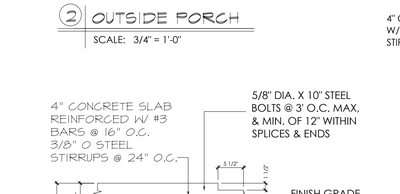
REINFORCEMENT NOTES

1. GRADE BEAMS:
   4 - #6 BARS CONTINUOUS (2-TOP/2-BOTTOM)
   #3 STIRRUPS AT 24" ON CENTER
   GRADE 60 STEEL
2. SLAB:
   #3 BARS AT 12" ON CENTER
   2- #6 CORNER BARS AT ALL CORNERS
3. MINIMUM 6 MIL WATERPROOFING MEMBRANE UNDER BUILDING SLAB AND ALL AREAS WHERE CONCRETE SLAB IS COVERED BY CERAMIC TILE OR OTHER DECORATIVE APPLIED SURFACING.
4. PROVIDE DOWELS TO ADJACENT CONCRETE SLAB CONSTRUCTION
   #4 DOWELS AT 18" ON CENTER
5. CONCRETE STRENGTH: 3000 PSI MINIMUM AT 28 DAYS
6. MINIMUM 40 DIAMETER LAP AT BAR SPLICE

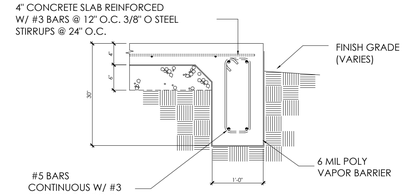


1 INTERIOR BEAM
SCALE: 3/4" = 1'-0"





2 OUTSIDE PORCH
SCALE: 3/4" = 1'-0"



3 STUCCO PERIMETER
SCALE: 3/4" = 1'-0"

4 STONE PERIMETER
SCALE: 3/4" = 1'-0"

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

Texas Board of Architectural Examiners BUILDING DESIGN www.tbae.org www.aibd.org
Member of The Texas Society of Architects Institute of Building Design
AIBD Professional Member

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

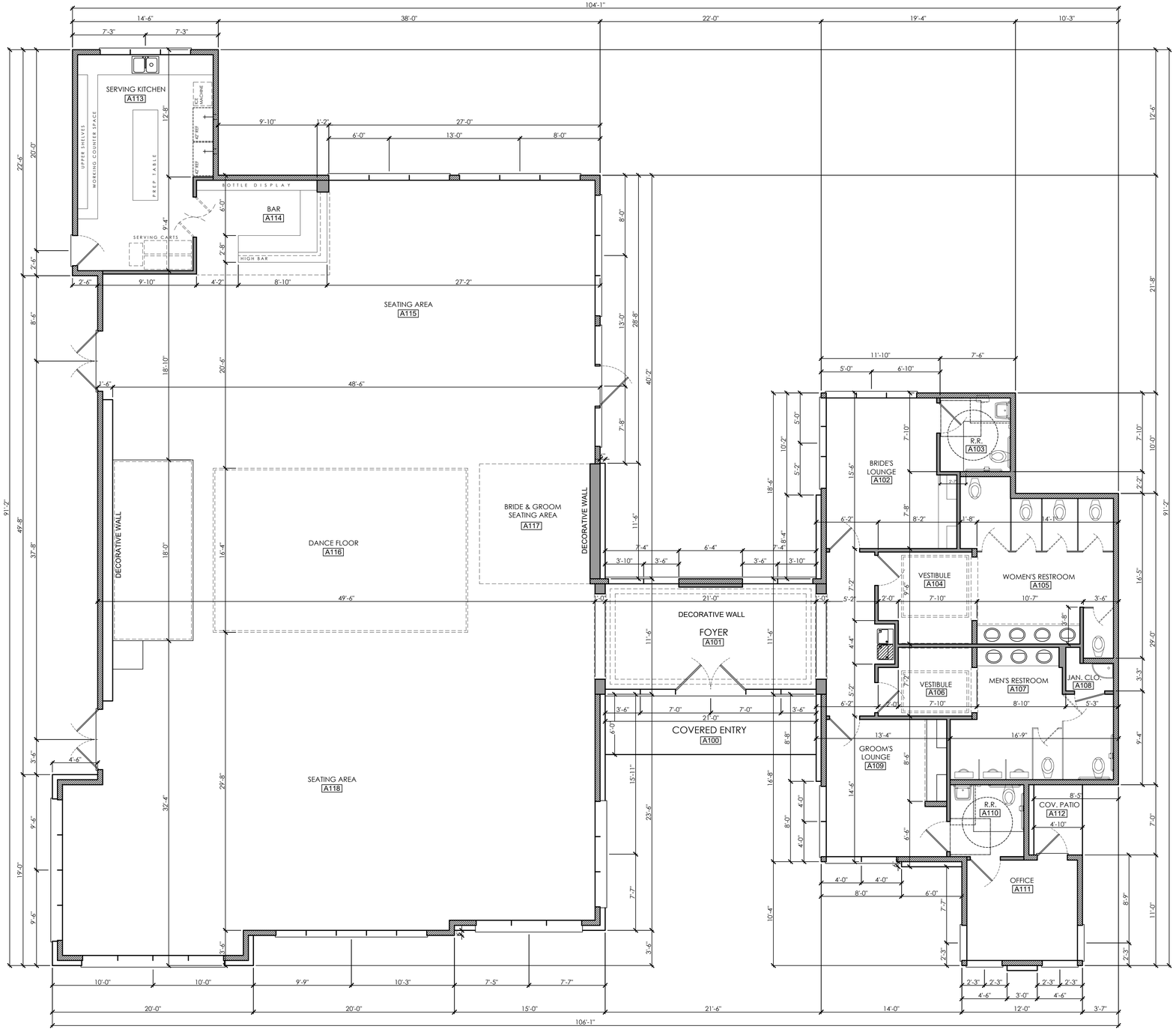
BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FOUNDATION
PROJECT #	DT24-096

SHEET
S1.01



OCCUPANCY CHART

DESCRIPTION	SQ. FT. / CAPACITY
RECEPTION AREA DJ/TABLES & CHAIRS/BRIDE GROOM	2,850 SQ. FT. / 15 190
DANCE FLOOR	680 SQ. FT. / 5 135
FOYER	220 SQ. FT. / 5 44
BRIDE'S LOUNGE	163 SQ. FT. / 15 11
GROOM'S LOUNGE	150 SQ. FT. / 15 10
SERVING KITCHEN	70 SQ. FT. / 15 15
OFFICE	70 SQ. FT. / 15 5
TOTAL BUILDING CAPACITY	410 OCCUPANTS

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.

1.-BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2.-BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

3.- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

WALL LEGEND

2" x 4" FRAMED WALL

2" x 6" FRAMED WALL

SQUARE FOOTAGE

BUILDING AREA	5,739 SQ. FT.
COVERED ENTRY	126 SQ. FT.
TOTAL LIVING AREA	5,865 SQ. FT.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	BASE	FLR	WALLS N	WALLS S	WALLS E	WALLS W	CLG.	CLG. HEIGHTS	REMARKS
A100	COV. ENTRY		CONC.		P.C.P.					
A101	FOYER	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A102	BRIDE'S LOUNGE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A103	RESTROOM	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	6'-0" HIGH C.T. WAINSCOT
A104	VESTIBULE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	
A105	WOMEN'S R.R.	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A106	VESTIBULE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A107	MEN'S R.R.	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	6'-0" HIGH C.T. WAINSCOT
A108	JANITORS	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A109	GROOM'S LOUNGE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A110	RESTROOM	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A111	OFFICE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A112	COV. PATIO		CONC.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A113	SERVING KITCHEN	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY
A114	BAR	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A115	SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A116	DANCE FLOOR	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY
A117	B & G SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A118	SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY

DIMENSIONAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

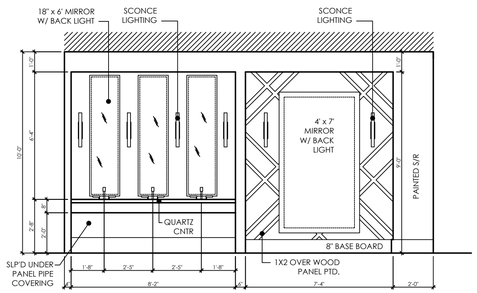
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

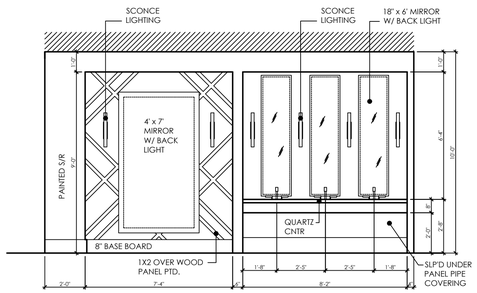
DATE:	4.12.25
DRAWING NAME:	FLOOR PLAN
PROJECT #	DT24-096

SHEET

A2.01



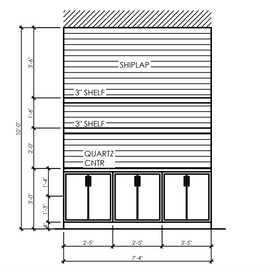
WOMEN'S RESTROOM DETAIL



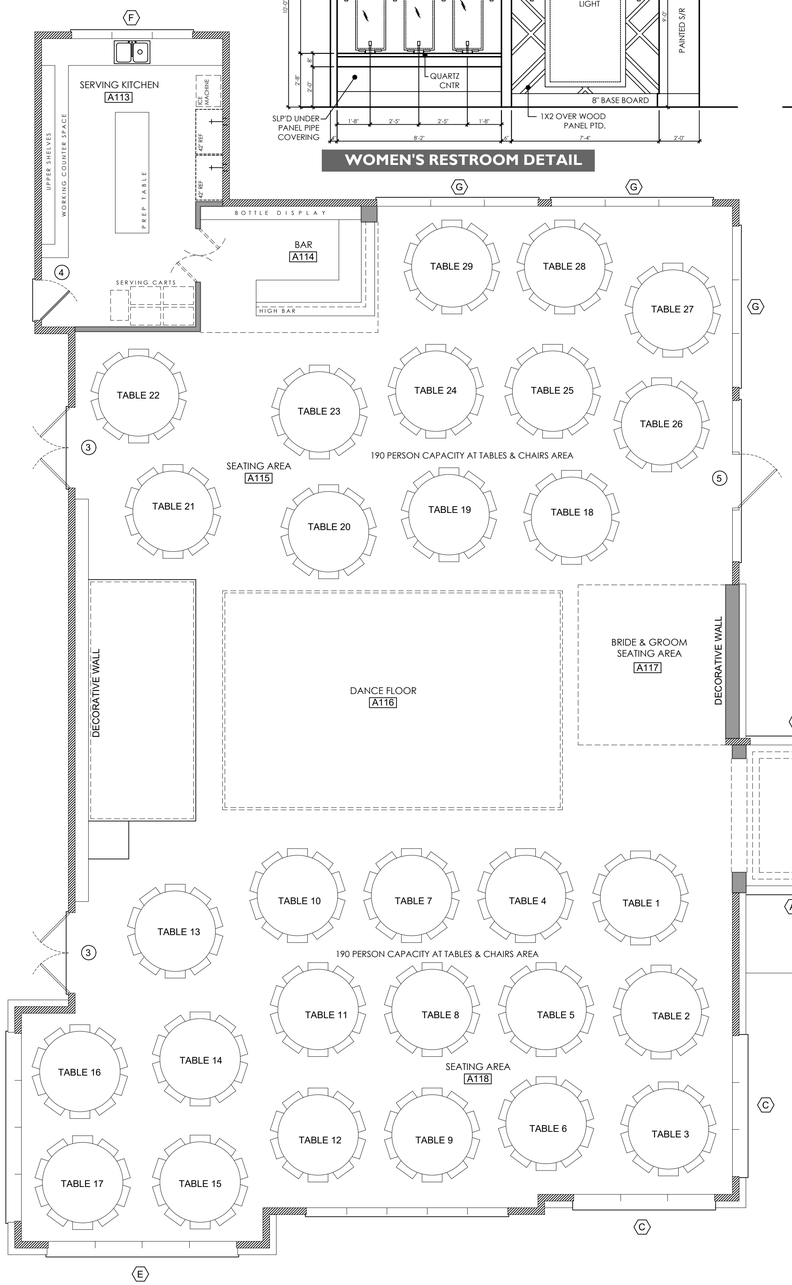
MEN'S RESTROOM DETAIL

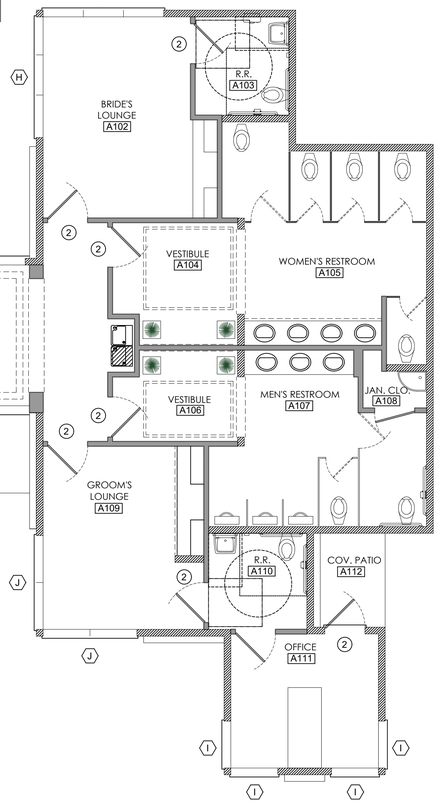


BAR AREA DETAIL



GROOM/BRIDE CABINET DETAIL





FIXTURE PLAN

SCALE: 3/16" = 1'-0"

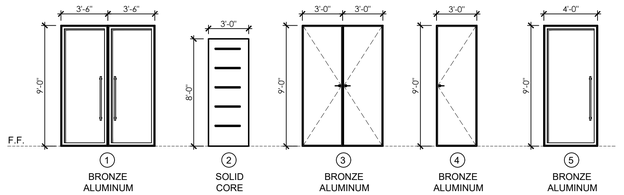
CHECKSET FOR REVIEW ONLY

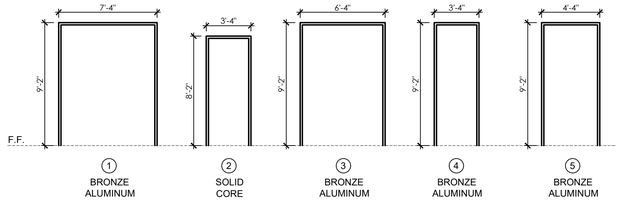
DOOR SCHEDULE

DOOR NO.	DOOR MATL	DOOR W	DOOR H	DOOR T	FRAME MATL	FRAME W	FRAME H	FRAME T	HDWR	DETAIL JAMB	DETAIL HEAD	DETAIL SILL	REMARKS
1	ALUM	PR. 3'-6"	9'-0"		ALUM	7'-4"	9'-2"						
2	S/C	3'-0"	8'-0"		ALUM	3'-4"	8'-2"						
3	ALUM	PR. 3'-0"	9'-0"		ALUM	6'-4"	9'-2"						
4	ALUM	3'-0"	9'-0"		ALUM	3'-4"	8'-2"						
5	ALUM	4'-0"	9'-0"		ALUM	4'-4"	9'-2"						

NOTE : PROVIDE LABELED DOORS AT ALL FIRE RATED PARTITIONS

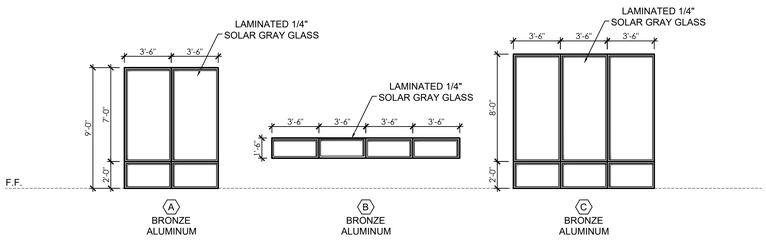
NOTE : ALL GLAZING SHALL BE 1/4" WIRE GLASS U.N.O.

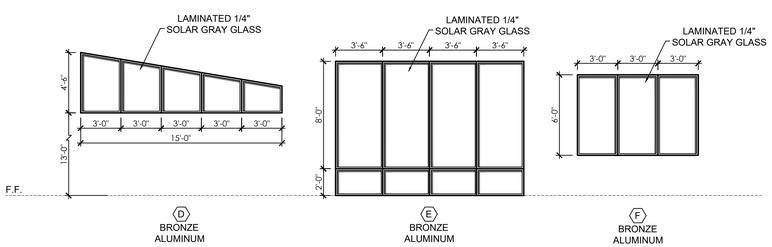


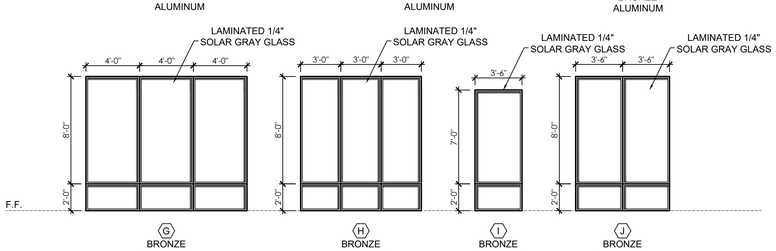


DOOR & FRAME ELEVATIONS

SCALE: 3/16" = 1'-0"







WINDOW ELEVATIONS

SCALE: 3/16" = 1'-0"

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All consruction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

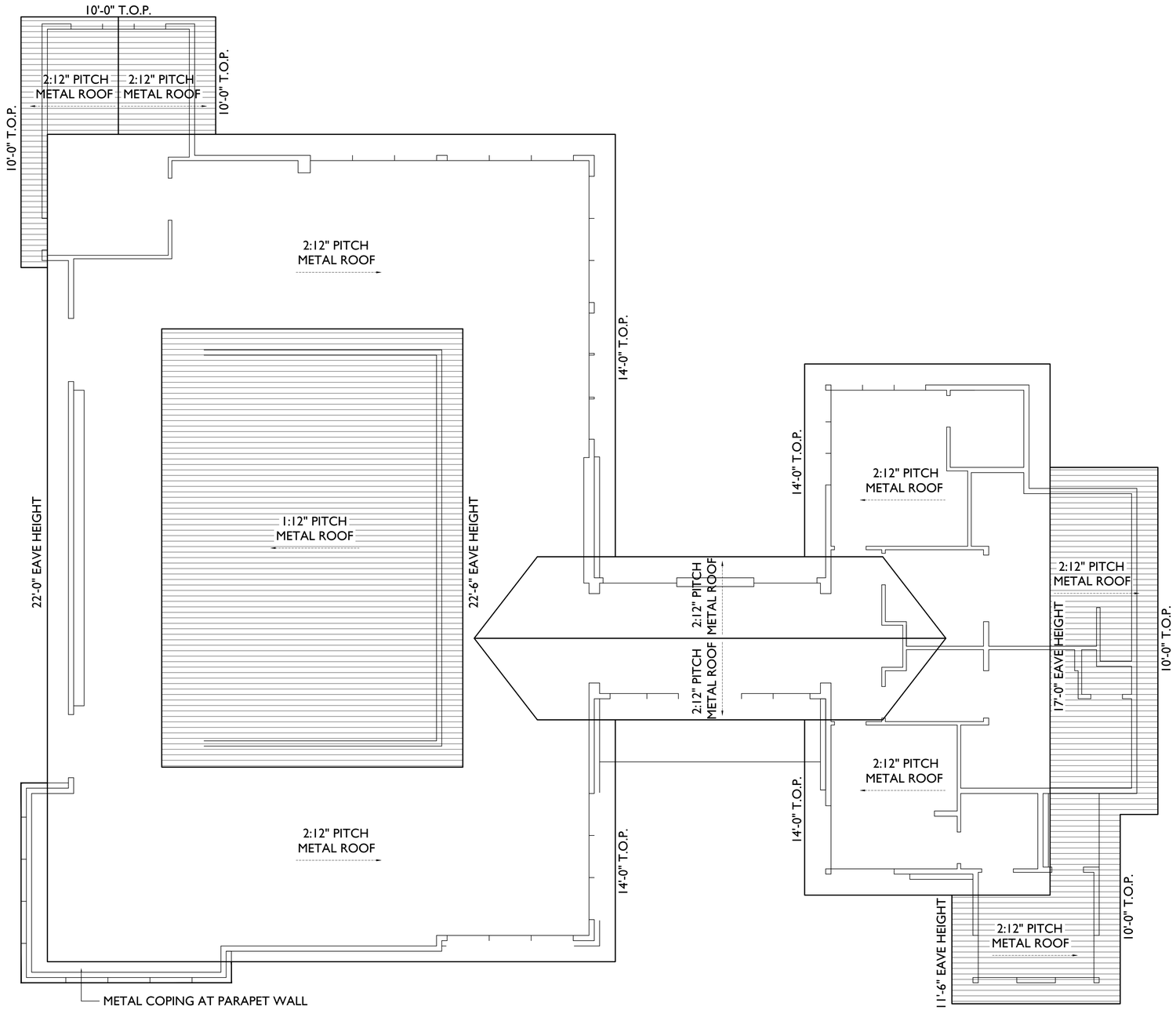
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FIXTURE PLAN
PROJECT #	DT24-096

SHEET

A2.02



ROOF PLAN

SCALE: 3/16" = 1'-0"

GENERAL ROOF NOTES

NOTE: ALL PENETRATIONS SHALL BE COORDINATED WITH MECHANICAL SUBCONTRACTOR AND SHALL BE PERFORMED BY THE ROOFING CONTRACTOR

PROVIDE WALKWAY SYSTEM AT ALL ROOF TOP AIR HANDLER UNITS AND ALL OTHER ROOF TOP EQUIPMENT

PROVIDE POSITIVE DRAINAGE IN AND AROUND ALL ROOF TOP EQUIPMENT SO AS TO DRAIN INTO AREA ROOF DRAINS

REFERENCE MECHANICAL DRAWINGS FOR ALL ROOF PENETRATIONS

PROVIDE PRE-MANUFACTURED CONCRETE SPLASH BLOCKS AT EACH ROOF DRAIN LINE NOZZLE

PROVIDE POSITIVE DRAINAGE TOWARDS ALL ROOF DRAINS BY USE OF CRICKETS

COORDINATE ALL ROOF EXPANSION JOINTS WITH STRUCTURAL ENGINEER'S ROOF FRAMING PLANS

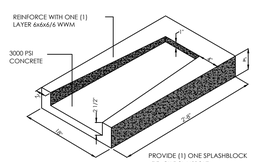
1 NOTE ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH MECHANICAL SUB-CONTRACTOR AND THEIR REQUIRMENTS AND SHALL BE PREFORMED BY THE METAL BUILDING ROOFING SUB-CONTRACTOR

2 REFERENCE MECHANICAL DRAWINGS FOR ALL REQUIRED ROOF PENETRATION LOCATIONS NOT SHOWN ON THIS PLAN

3 PROVIDE PRE-MANUFACTURED CONCRETE SPLASH BLOCKS AT EACH ROOF DOWN SPOUT LOCATION AND OR AT EACH ROOF DRAIN NOZZLE OUTLET. SECURE SPLASH BLOCKS TO EITHER GROUND OR BUILDING

4 REFER TO WALL SECTIONS SHEET A4.01 - A4.08 FOR ADDITIONAL ROOF NOTES

5 METAL BUILDING SUPPLIER TO CORRDINATE ALL DOWNSPOUT LOCATIONS SO AS TO ASSURE TJAT NO DOWNSPOUTS ARE LOCATED OVER DOOR OPENINGS OR OTHER KEY BUILDING ELEMENTS



02 SPLASHBLOCK DETAIL

SCALE = NONE

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

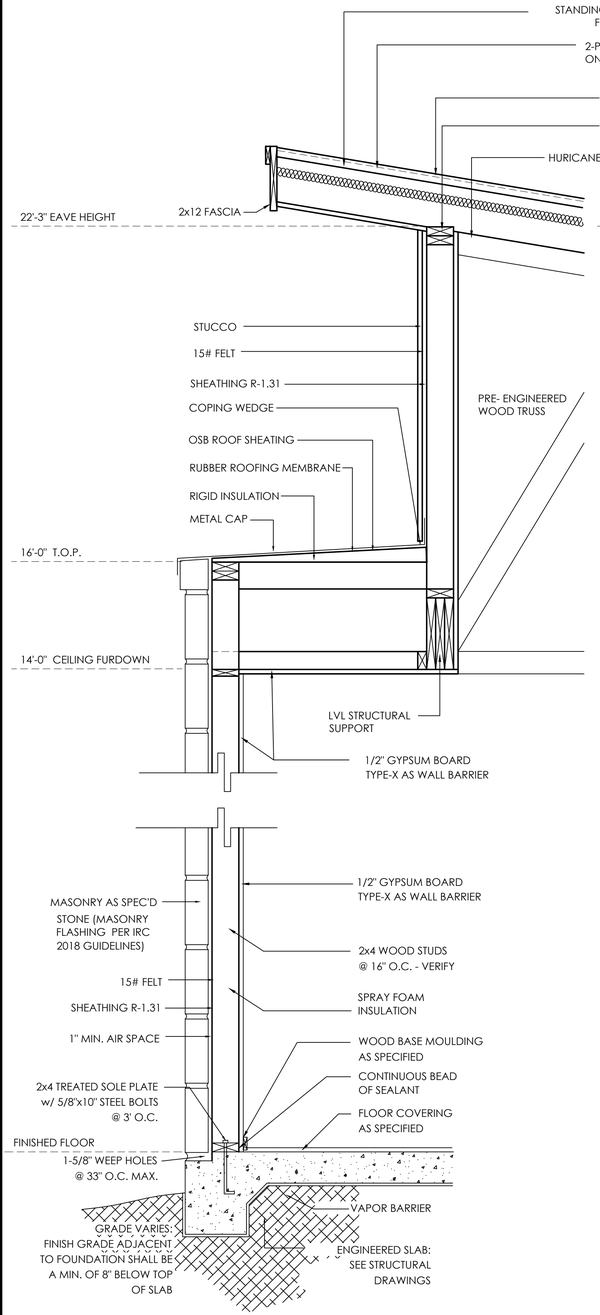
TRAVIS COUNTY , TEXAS 78526

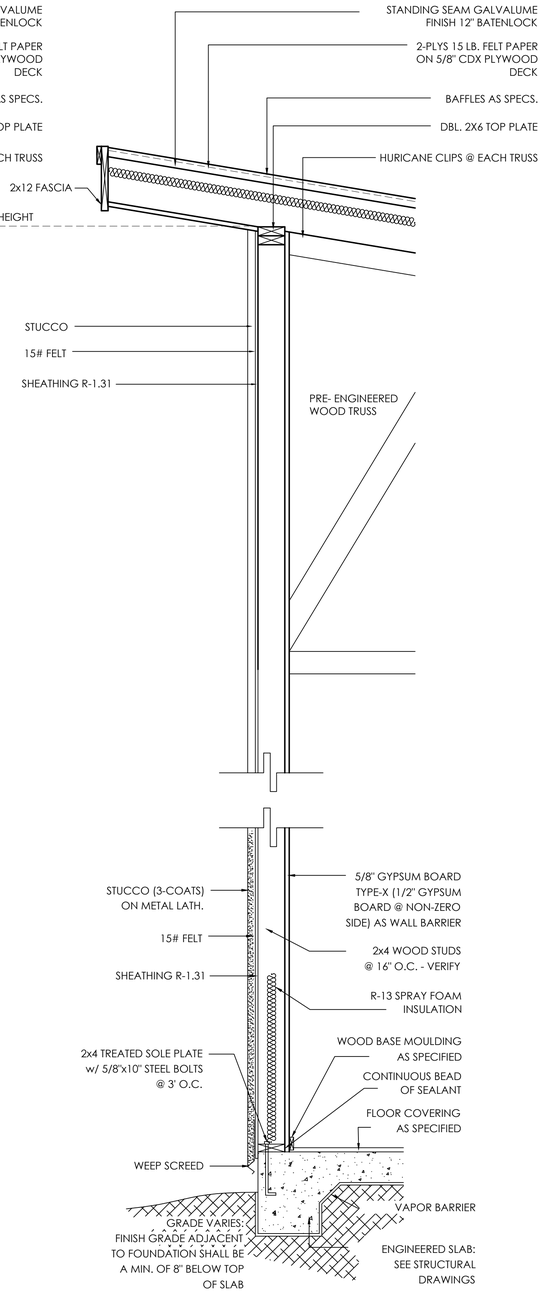
B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

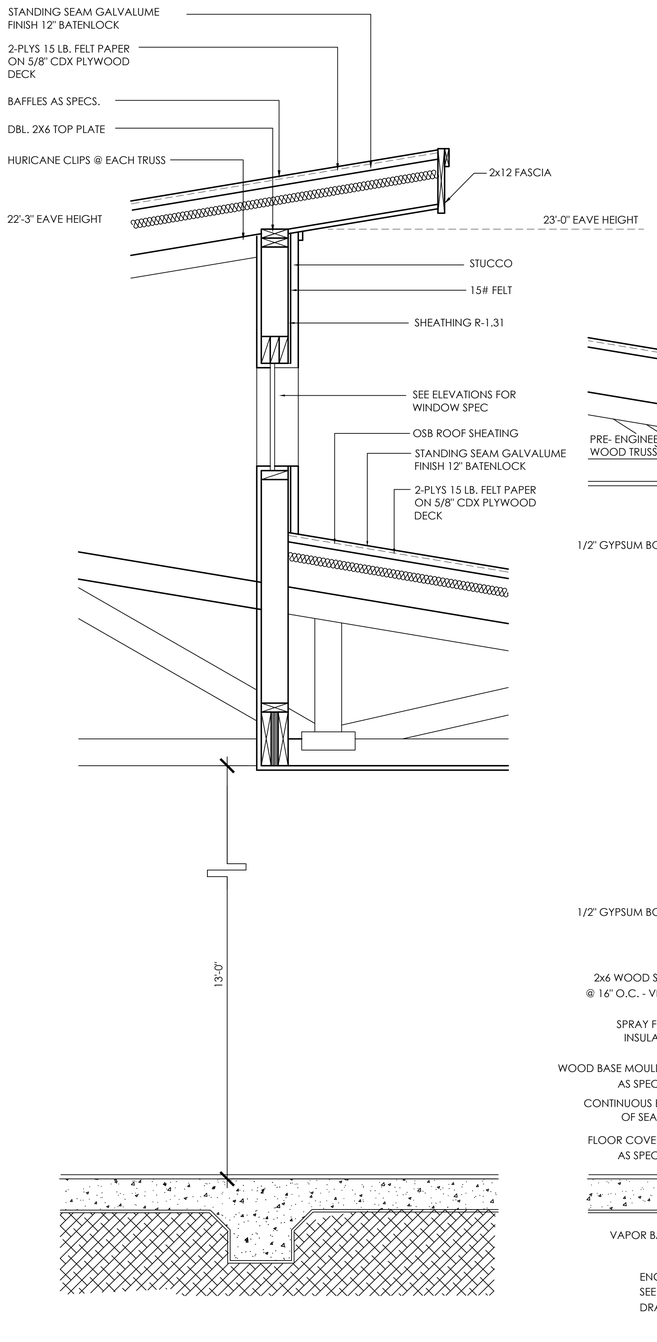
DATE:	4.12.25
DRAWING NAME:	FIXTURE PLAN
PROJECT #	DT24-096

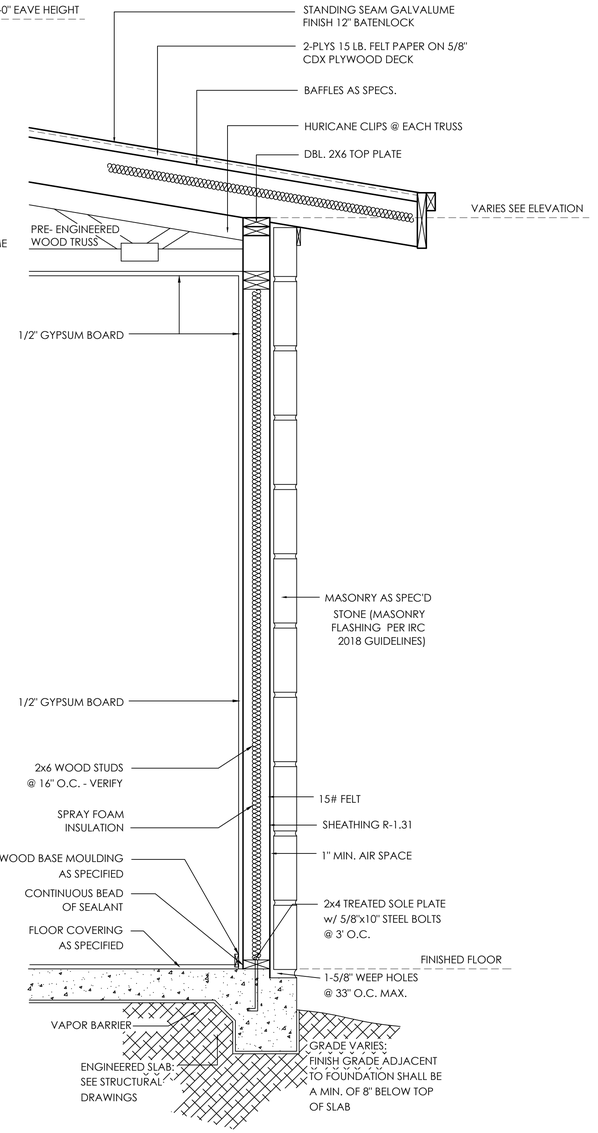
SHEET

A2.02









CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

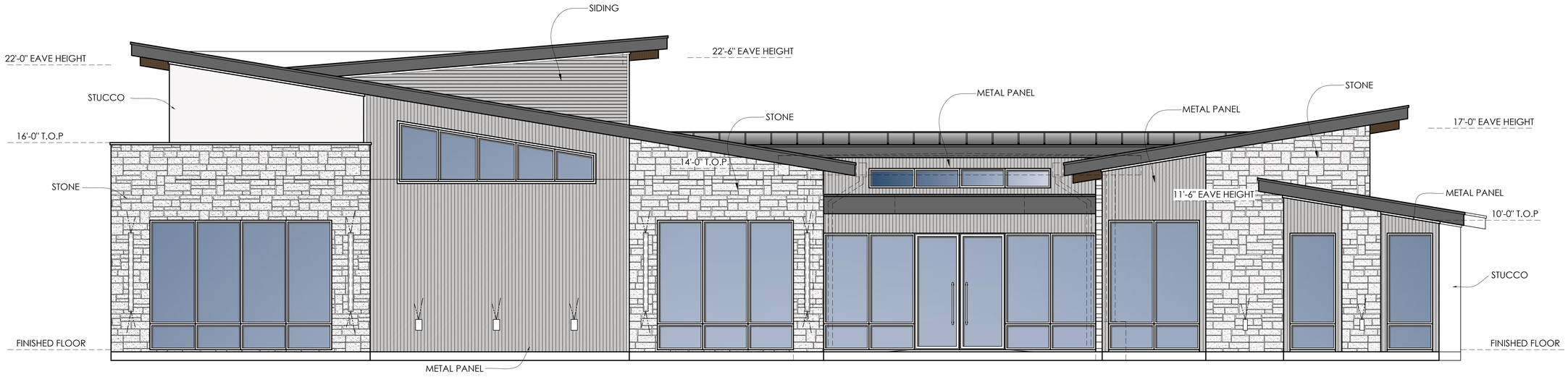
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	EXTERIOR ELEVATIONS
PROJECT #	DT24-096

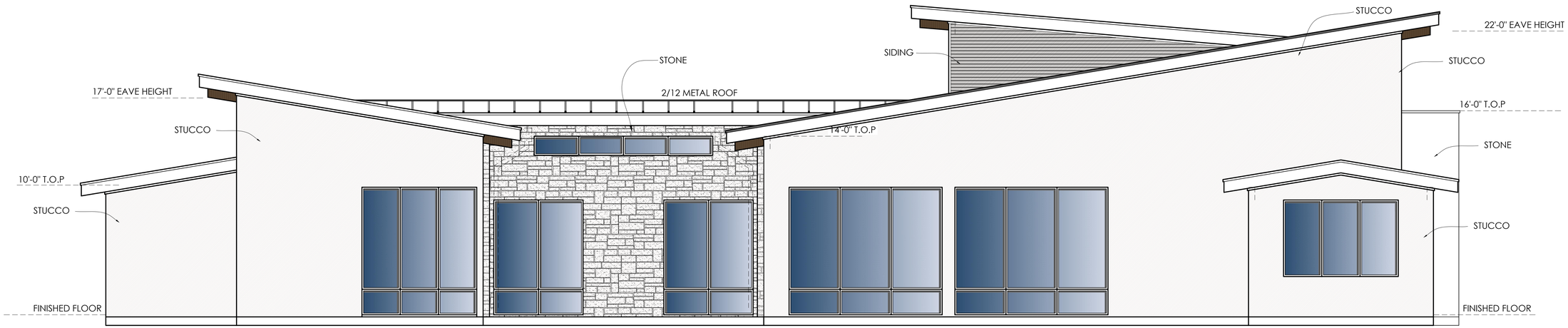
SHEET

A2.03



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

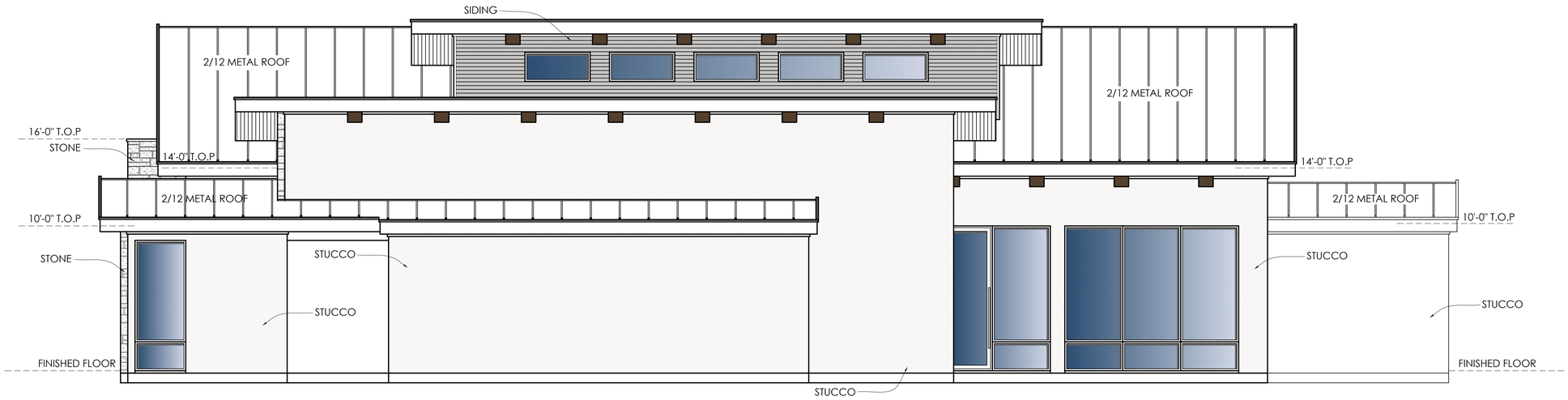
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	EXTERIOR ELEVATIONS
PROJECT #	DT24-096

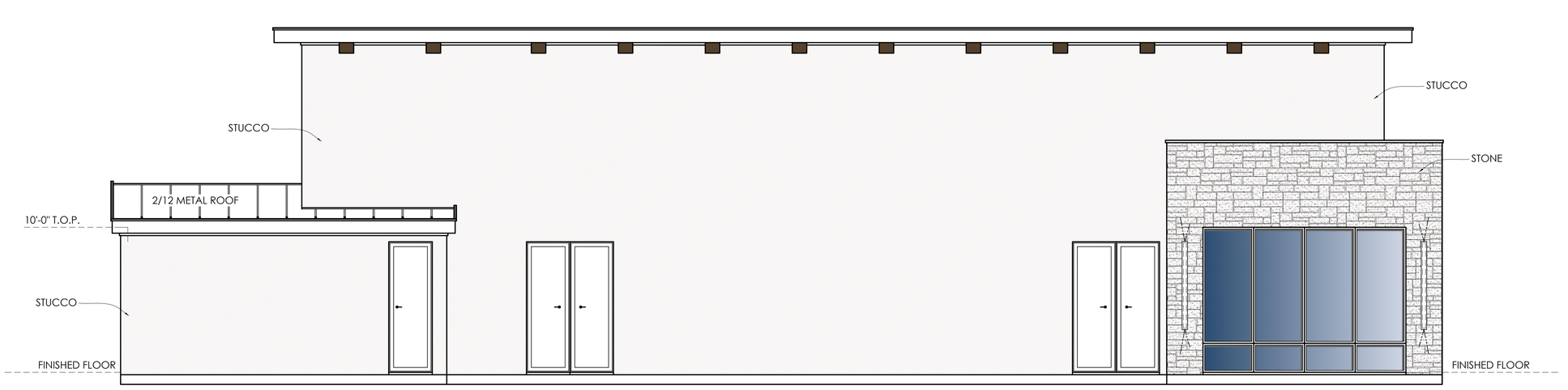
SHEET

A2.03



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

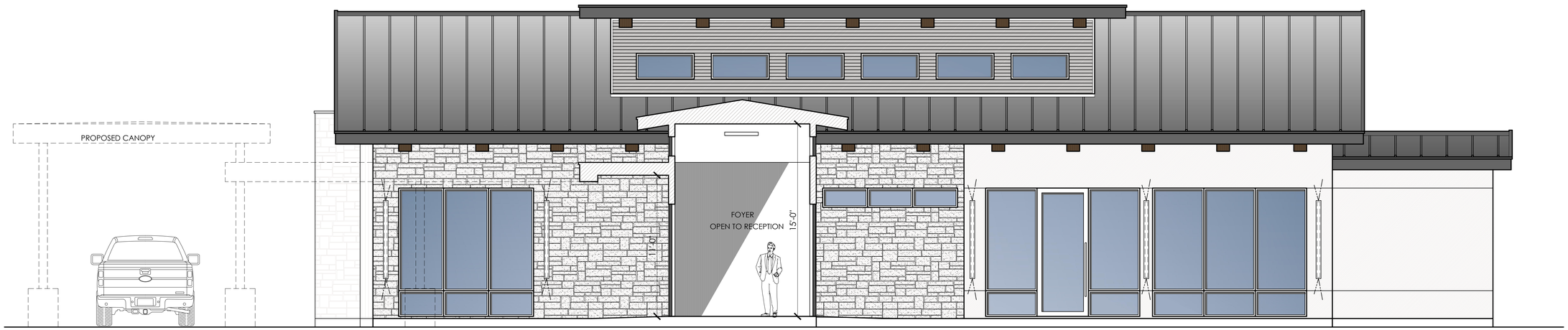
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

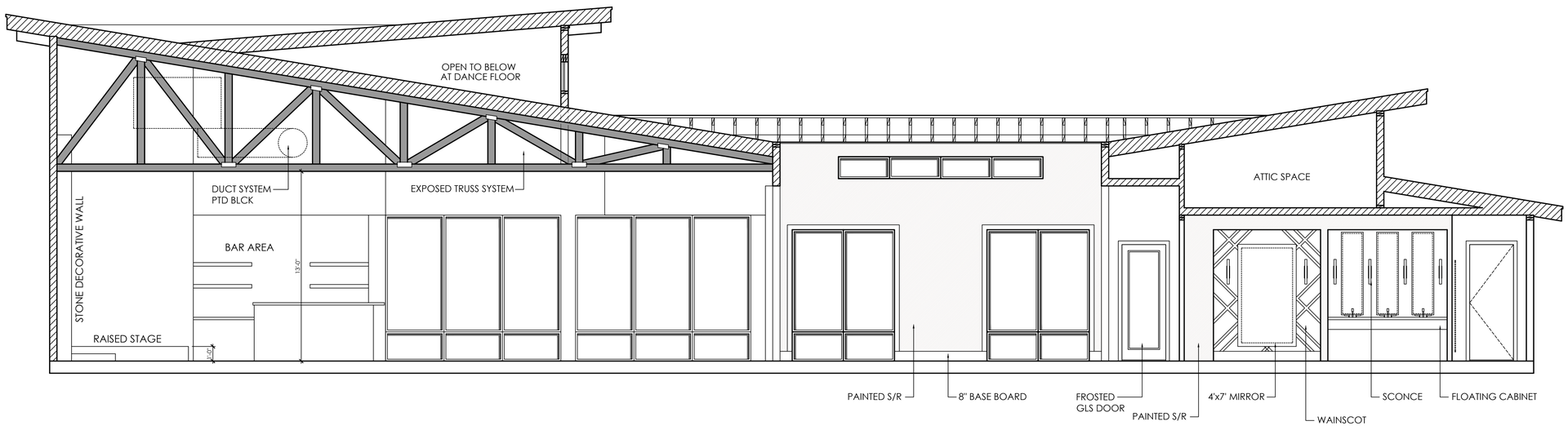
DATE:	4.12.25
DRAWING NAME:	EXTERIOR ELEVATIONS
PROJECT #	DT24-096

SHEET

A2.04



CROSS SECTION 1-1



CROSS SECTION 2-2

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

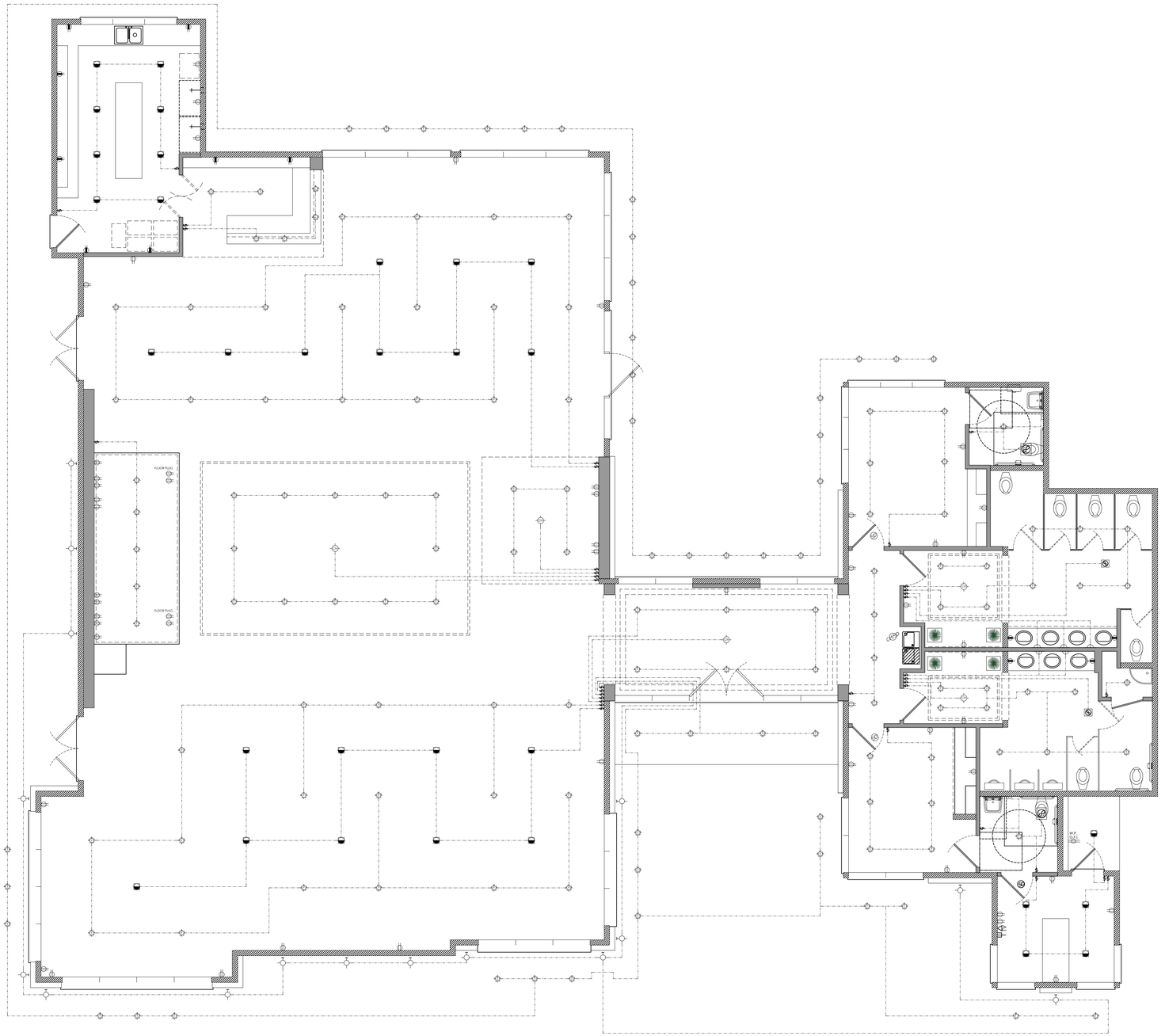
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	CROSS SECTIONS
PROJECT #	DT24-096

SHEET

A2.05



ELECTRICAL / MECHANICAL SYMBOLS LEGEND

SYMB.	DESCRIPTION
	DUPLEX RECEPTACLE, 18" A.F.F., U.N.O. 3 WIRE GROUNDING
	DUPLEX RECEPTACLE, 42" A.F.F. GROUND FAULT CIRCUIT INTERRUPTER
	RECEPTACLE OUTLET, 42" A.F.F. 220 VOLT
W.P.	DUPLEX RECEPTACLE WATER PROOF
F	DUPLEX RECEPTACLE FLOOR MOUNTED
C	DUPLEX RECEPTACLE CEILING MOUNTED
	SINGLE OUTLET
TV	CABLE TELEVISION OUTLET 18" A.F.F. OR AS NOTED
	DOOR BELL
	CHIMES
PNL	POWER PANEL
	CHANDELIER
	ELECTRICAL WIRING
	FLUORESCENT LIGHT FIXTURE
	FLOOD LIGHTS
	WALL MOUNTED VANITY LIGHT FIXTURE
	FAN EXHAUST UNIT W/ LIGHT

ELECTRICAL / MECHANICAL SYMBOLS LEGEND

	SMOKE DETECTOR
CO 2H	SMOKE DETECTOR / CARBON MONOXIDE
	LOW VOLTAGE TASK LIGHT
	RECESSED POWER PANEL
	WALL MOUNTED SCONCE LIGHT FIXTURE
	A.C. TOGGLE SWITCH, SINGLE POLE 120-277 VAC, 48" A.F.F.
D	INCANDESCENT DIMMER SWITCH 1500W, 48" A.F.F.
W. P. G.F.I.	DUPLEX OUTLET, WEATHERPROOF W/GROUND FAULT INDICATOR
	FAN W/ LIGHT FIXTURE CEILING SURFACE MOUNT
	INCANDESCENT LIGHT FIXTURE CEILING SURFACE MOUNT
	INCANDESCENT LIGHT FIXTURE WALL MOUNT
	INCANDESCENT "CAN" LIGHT FIXTURE RECESSED
	JUNCTION BOX
	DISCONNECT SWITCH
H.B.	HOSE BIBB

ELECT. SERVICE NOTES

1. RECEPTACLES SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'0" FROM AN OUTLET, AND OVER ANY COUNTER SPACE WIDER THAN 12"

2. RECEPTACLES IN BATHROOMS., GARAGES OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM., (G.F.I., W.P.)

3. SMOKE DETECTORS SHALL BE PLACE NO MORE THAN 12 FROM DUCT OPENINGS SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECTING ALL SLEEPING AREAS

4. OUTLET BOXES IN WALL BETWEEN THE DWELLING AND THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.

5. SWITCH PLATES AT 42" A.F.F. TO CENTER TYPICAL

6. ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED MINIMUM 18" FROM ALL SHELVES

7. TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERE THE KITCHEN, BREAKFAST, AND OUTLETS. NEG. ART 220-3 (C)

ELECT. GROUNDING NOTES

1. CONSULT LOCAL UTILITY AND LOCAL CODE FOR PROPER SYSTEM GROUNDING.

2. ALL INTERIOR METALLIC WATER PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MADE ELECTRICALLY CONTINUOUS A BOND BARE COPPER WIRE #4) SHALL BE MADE BETWEEN THE BONDED PIPING SYSTEM AND THE GROUNDING ELECTRODE CONDUCTOR AT THE SERVICE DISCONNECTING MEANS.

3. THE INTERIOR METAL COLD WATER PIPING SYSTEM SHALL BE BONDED THE THE SERVICE EQUIPMENT ENCLOSURE . THE GROUNDING CONDUCTOR AT THE SERVE, THE GROUNDING ELECTRODE, OR TO ONE OR MORE GROUNDING ELECTRODES USED.

ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

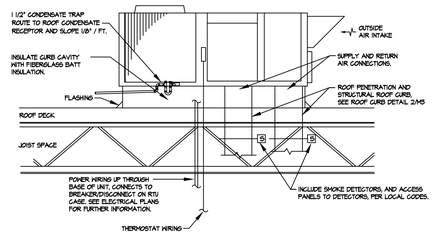
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	ELECTRICAL
PROJECT #	DT24-096

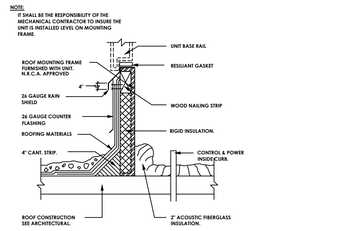
SHEET

E1.01



ROOF TOP UNIT DETAILS

SCALE: N.T.S.

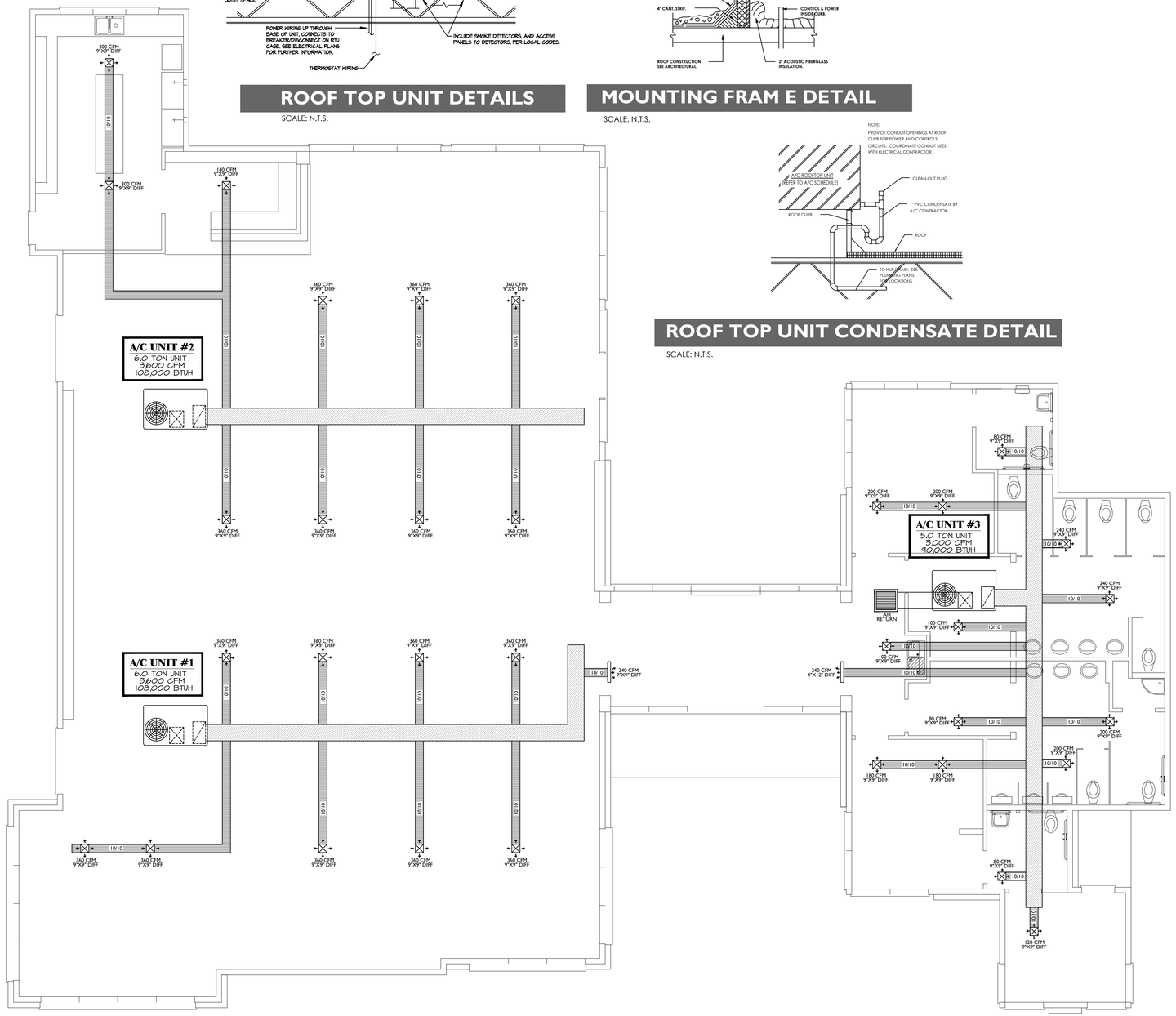


MOUNTING FRAM E DETAIL

SCALE: N.T.S.

ROOF TOP UNIT CONDENSATE DETAIL

SCALE: N.T.S.



TYP. HEAT LOAD SUMMARY FOR AC FOR UNIT A 301-306

ROOM NAME	SQUARE FT.	HEATING LOSS BTUH	HYDRONIX HEAT LINEAR FT.	LATENT / SENSIBLE GAIN BTUH	COOLING GAIN BTUH	COOLING TONS	COOLING CFM
RECEPTION							
FOYER							
SERVING KITCHEN							
BRIDES LOUNGE							
GROOMS LOUNGE							
WOMEN'S RR							
MEN'S RR							
OFFICE							
TOTALS							

SYMBOL LEGEND

MK.	SYMBOL	SPECIFICATIONS	MOUNTING HT.	NOTES
N/A		LAY-IN HVAC SUPPLY REGISTER PROVIDED BY HVAC CONTRACTOR	MOUNT TO SCHEDULED ACOUSTICAL CEILING	PAINTED REFER TO PAINT SCHEDULE SHEET A.4
N/A		LAY-IN HVAC RETURN REGISTER PROVIDED BY HVAC CONTRACTOR	MOUNT TO SCHEDULED ACOUSTICAL CEILING	PAINTED REFER TO PAINT SCHEDULE SHEET A.4
EF		RESTROOM EXHAUST FAN: BROAN #HO80 80CFM SUPPLIER: MELETIO ELECTRICAL SUPPLY	MOUNT TO SCHEDULED ACOUSTICAL CEILING	STANDARD WHITE COVER

1. DUCTWORK:

A. SUPPLY AND RETURN AIR DUCTWORK UNDER 36" DIMENSION IN EITHER DIRECTION SHALL BE 1" RECTANGULAR FIBERGLASS DUCTBOARD
REINFORCED ROUND FLEX DUCT MAY BE USED FOR RUN-OUTS TO DIFFUSERS 5' OR LESS IN LENGTH

B. SUPPLY AND RETURN AIR DUCTWORK OVER 36" DIMENSION IN EITHER DIRECTION SHALL BE 1" INSULATED GI METAL DUCTWORK

C. EXHAUST DUCTWORK SHALL BE GI METAL. TIE ALL DUCTS TOGETHER TO MINIMIZE PENETRATIONS IN WALLS AND ROOFS.

D. OUTSIDE AIR SUPPLY DUCTWORK SHALL BE GI METAL. PROVIDE POSSIBLE 10% OUTSIDE AIR DUCTED TO AIR-HANDLING UNITS FROM FILTERED GRILLES IN EXTERIOR WALL. TIE ALL DUCTS TOGETHER TO MINIMIZE PENETRATIONS IN WALLS AND ROOFS.

NOTES:

1. SUPPLY SIDE SMOKE DETECTORS SHALL BE ADDED FOR SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM TO ENCLOSED SPACES WITHIN BUILDINGS
2. NO FLEX DUCT SHALL BE USED IN THIS INSTALLATION
3. EXISTING ROOF ACCESS ALREADY INSTALLED AT BUILDING LOCATION

2. EXHAUST FANS:

A. ALL EXHAUST FANS IN OCCUPIED AREAS SHALL BE INDIVIDUAL FANS LOCATED AT CEILINGS AND SWITCHED WITH LIGHTS.

B. PROVIDE 22" UP-TURNED LEADERS AT ALL GUEST BATH AND RESTROOM EXHAUSTS AND JOIN TO COMMON EXHAUST RISERS PER CODE. COMBINE AND/OR TIE DUCTS TOGETHER TO MINIMIMIZE PENETRATIONS IN WALLS AND ROOFS.

HVAC SHEDULE

BRAND	UNITY	MODEL	BTU	TON	CFM	ELECTRIC HEAT
RHEEM	2		180,000	6	3600	20 KW
RHEEM	1		150,000	5	3000	15 KW

Or approved equal

3. AIR DEVICES:

A. SUPPLY GRILLES LOCATED IN LAY-IN ACOUSTICAL CEILINGS SHALL BE 24" X 24" LAY-IN TYPED PAINTED WHITE GRILLES WITH AIR FLOW ADJUSTMENT AT THROAT TYPICAL. PROVIDE 12" X 12" GRILLES IN RESTROOMS AND STORAGE ROOMS AS INDICATED

B. ALL SUPPLY AIR GRILLES LOCATED IN GYPSUM BOARD CEILINGS SHALL BE SQUARE PAINTED WHITE GRILLES WITH ADJUSTABLE AIR FLOW. GRILLES SHALL BE CONFIGURED AS 1-WAY, 2-WAY, 3-WAY, OR 4-WAY THROW PATTERN(S) AS APPROPRIATE FOR THE LOCATION OF THE GRILLE AND THE AREA(S) TO BE SERVED

C. ALL SUPPLY AIR GRILLES LOCATED IN WALLS SHALL BE WHITE PAINTED ALUMINUM GRILLES WITH ADJUSTABLE AIR FLOW AND 2-WAY ADJUSTABLE FACE LOUVERS. NO STAMPED GRILLES SHALL BE ACCEPTABLE

D. ALL RETURN AIR GRILLES SHALL BE ANODIZED ALUMINUM SWING-DOWN/OUT TYPE FILTER GRILLES CONFIGURED TO ACCEPT 1" DISPOSABLE FILTERS

E. ALL TRANSFER GRILLES OR CEILING PLENUM GRILLES SHALL BE ANODIZED ALUMINUM GRILLES

4. CONTROLS:

A. SPLIT SYSTEM SHALL HAVE WALL-MOUNTED PROGRAMMABLE THERMOSTATS WITH ON/OFF, TEMPERATURE, HEAT/COOL, FAN ONLY SELECTIONS
PROVIDE LOCKING COVERS AT ALL THERMOSTATS

B. INSTALL REMOTE TEMPERATURE SENSORS WHERE INDICATED AND/OR REQUIRED

5. GENERAL

A. PROVIDE MINIMUM 24" X 24" PAINTED ACCESS PANELS FOR ALL UNITS MOUNTED ABOVE CEILINGS WHICH ARE NOT ACCESSIBLE

B. DRAIN ALL UNITS TO THE BUILDING SANITARY SEWER SYSTEM.

C. PROVIDE TRAPS AT ALL DRAIN LINES

D. PROVIDE SECONDARY DRAIN PANS UNDER FAN/COIL UNITS AS PER CODE. PIPE SECONDARY DRAINS TO "TELL TALE" DRAINS THRU CEILING ABOVE NEAREST SINK; CUT FLUSH AND TRIM WITH ESCUTCHEON. PROVIDE FLOAT SWITCHES TO SHUT TO SHUT DOWN UNIT IF DRAIN PAN BECOMES FULL AND "TELL TALE" RED LIGHT AT CEILING UNDER FAN/COIL (AIR-HANDLING) UNIT TO INDICATE THAT FLOAT SWITCH HAS SHUT DOWN UNIT.

E. COMPLY WITH ALL LOCAL CODES & ORDINANCES

pending ENGINEER SEAL

MECHANICAL PLAN

SCALE: 3/16" = 1'-0"

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

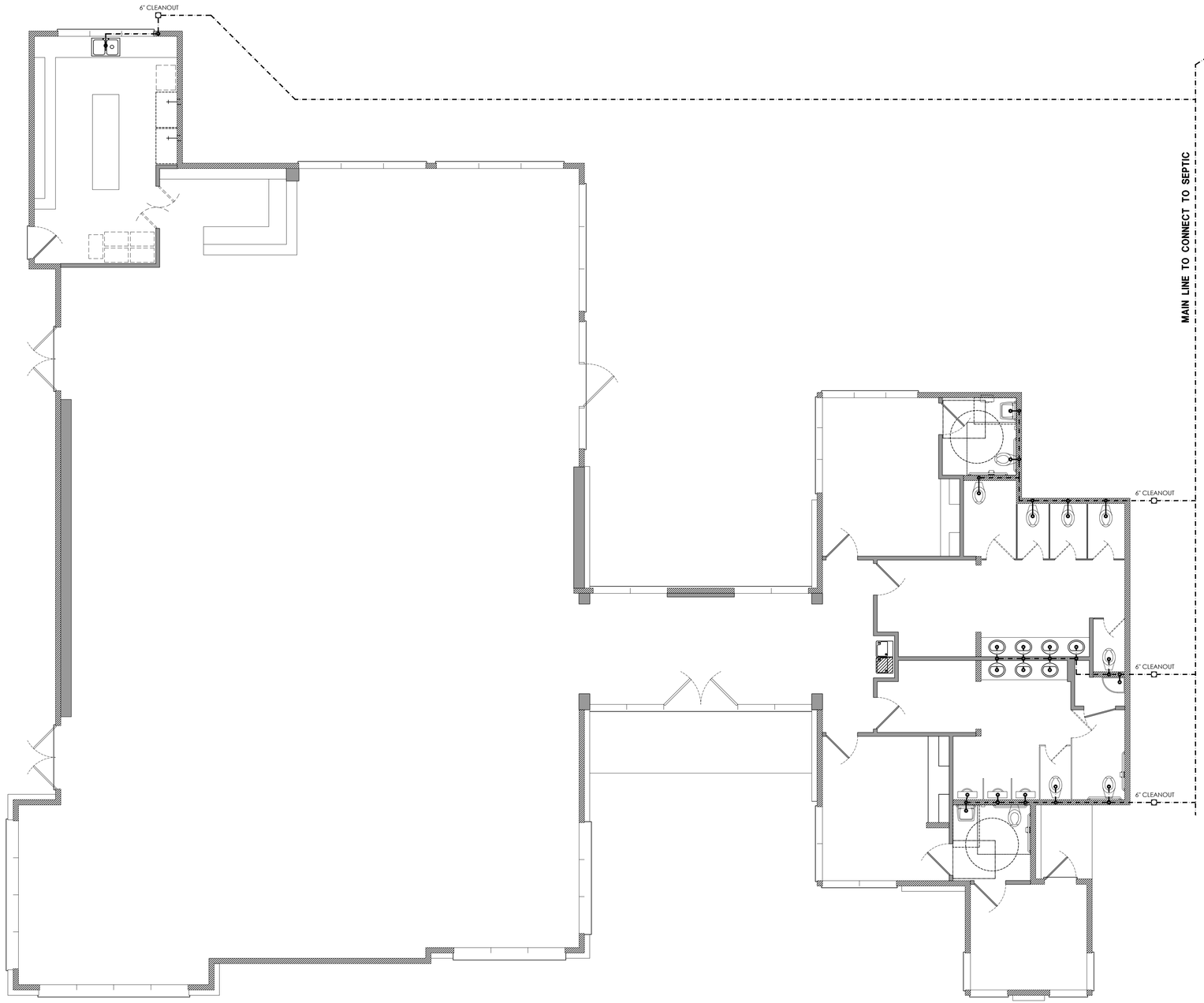
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	MECHANICAL
PROJECT #	DT24-096

SHEET

M1.01



PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER (OR EQUAL)
WC-1	WATER CLOSET - TANK TYPE "HELLMORTH", VITREOUS CHINA, CLOSE COUPLED DESIGN, ELONGATED BOWL, SIPHON JET FLUSHING, LEFT HAND TRIP LEVER, BOLT CAPS, BRASS FLOOR FLANGE, BOL-WAX SEAL, AND PLASTIC OPEN FRONT SEAT WITH COVER.	KOHLER #K-3420-EB KOHLER #D-4650
LAV-1	ACCESSIBLE WALL MOUNTED LAVATORY "KINGSTON", VITREOUS CHINA, 8" FAUCET CENTERS, CONCEALED CHAIR CARRIER, A.D.A. COMPLIANT TWO BLADE FAUCET FOR HOT AND COLD WATER, AERATOR, ANGLE STOPS, FLEXIBLE RISERS AND OFFSET LAVATORY DRAIN WITH PERFORATED STRAINER. NOTE: P-TRAP AND ANGLE VALVES SHALL BE COVERED WITH A.D.A. APPROVED PROTECTIVE PIPE COVERS SECURED WITH SNAP-CLIP FLUSH RE-USABLE FASTENERS AND ANGLE STOPS SHALL HAVE LOCK-LID LOCKING ACCESS COVERS.	KOHLER #K-2006 KOHLER #K-13865 CHICAGO #404A-317-E12-CP ZURN #ZR-1231 TRUEBRO PIPING INSULATION AT ALL EXPOSED PIPING
WS-1	HEAVY DUTY COMMERCIAL WASHER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER
DR-1	COMMERCIAL DRYER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER
SK-1	CORNER FLOOR SINK "WHITBY", 28" X 28" X 13", ACID RESISTANT, COATED WIRE RIM GUARD, 5" PERFORATED STRAINER, WALL MOUNTED TWO (2) LEVER CHROME PLATED FAUCET WITH VACUUM BREAKER, HOSE FITTING CONNECTION, AND GARDEN HOSE ATTACHMENT.	KOHLER #K-6710 KOHLER #K-8940 KOHLER #K-8646 KOHLER #K-8928
WH-1	ELECTRIC WATER HEATER 40 GALLON TANK CAPACITY, 4500 WATT ELEMENT, 240 VOLT, SINGLE PHASE, LOW BOY MODEL. FURNISH WITH DRAIN PAN AND TEMPERATURE & PRESSURE RELIEF VALVE WITH RELIEF PIPING STUBBED TO BUILDING EXTERIOR. HEATER SHALL MEET ASHRAE STANDARD 90A-FOR ENERGY EFFICIENCIES AND THE MINIMUM ENERGY FACTOR REQUIRED BY THE FEDERAL NATIONAL APPLIANCE ENERGY CONSERVATION ACT AND LISTED BY UNDERWRITERS LABORATORIES.	GE #40S6A/4S1-6T2
WS-2	COMMERCIAL WASHER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER

Plumbing Notes:

1. ALL SOIL/WASTE, AND VENT PIPES FITTING BENEATH THE BUILDING AND WITH IN THE BUILDING SHALL BE SCHEDULED 40 DWC PVC PIPE W/ SOLVENT WELDED FITTINGS.
2. EXTERIOR UNDERGROUND DOMESTIC WATER PIPING SHALL BE' PVC PRESSURE PIPE CLASS 160 - C900 W/ RUBBERIZING TYPE JOINTS.
3. DOMESTICS WATER LINES WITHIN THE BUILDING SHALL BE CPVC WITH A MIN. DESIGN PRESSURE OF 100 PSI. @ 180°F OR AS PER CITY CODE.
4. ALL HOT & COLD WATER SHALL HAVE WATER HAMMER ARRESTERS OR 24" AIR CHAMBERS, LOCATED ON FIXTURES ON KITCHEN SINK, WASHERS, WATER CLOSET AND LAVATORY.
5. WATER SUPPLY TO UNIT SHALL BE MIN. 3/4" TO WATER HEATER.
6. 3/4" FROM WATER HEATER TO WASHER, BOTH HOT AND COLD.
7. ALL OTHERS SHALL BE A MIN. OF 1/2".
8. ALL FLOOR DRAINS SHALL BE PRIMED FROM NEAREST LAV.
9. PROVIDE COMMERCIAL GRADE FIXTURES, LAV, WC, MIR, ETC.

PLUMBING PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

Member of The Texas Society of The American Institute of Building Designers

www.tbid.org www.aibd.org

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FOUNDATION
PROJECT #	DT24-096

SHEET

A2.02

ORDINANCE NO. 747

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY SUBURBAN (SF-1) TO LIGHT COMMERCIAL (C-1); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Single Family Suburban (SF-1) to zoning district Light commercial (C-1). The Property is accordingly hereby rezoned to Light Commercial (C-1).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 15th day of May 2024.

PASSED AND APPROVED SECOND AND FINAL READING on this the 5th day of June 2024.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary

EXHIBIT "A"

Property Address:
14122 FM 1100, Manor, TX 78653

Property Legal Description:

EXHIBIT A

Being a 3.478 acre (151,497 square feet) tract of land out of the Lemuel Kimbro Survey, A-64, in Travis County, Texas, being the remaining portion of a called 5.75 acre tract conveyed from Arthur A. Christensen and wife, Margaret Christensen to Carl G. Chambers and Artis Chambers, filed July 19, 1967 and recorded in Volume 3315, Page 1822 of the Deed Records of Travis County, Texas, being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on June 30, 2023 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 3.478 acre tract being more fully described as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the West line of Farm-to-Market 1100 at the Southeast corner of the said 5.75 acre tract, the Northeast corner of a called 10.010 acre tract conveyed from Lucrecio Lopez and Erika Lopez to Marvin Chacon and Arletys Chacon, filed November 19, 2019 and recorded in Document No. 2019182590 of the Official Public Records of Travis County, Texas, and marking the Southeast corner of the herein described tract from which a 1/2 inch iron rod found bears South 27°17'02" West, a distance of 275.77 feet;

THENCE, North 64°09'59" West, generally along a barbed wire fence with the South line of said 5.75 acre tract and the North line of said 10.010 acre tract, a distance of 741.78 feet, to a 4 inch metal fence corner post found for the Southwest corner of the said 5.75 acre tract, an exterior corner of a called 33.939 acre tract conveyed from Gayle S. Anderson to David Oman, filed August 22, 2014 and recorded in Document No. 2014125837 of the Official Public Records of Travis County, Texas, and marking the Southwest corner of the herein described tract;

THENCE, generally along a barbed wire fence with the common line of said 5.75 acres and said 33.939 acres, as follows:

1. North 27°31'27" East, a distance of 331.94 feet (called 332.43 feet), to a 4 inch metal fence corner post found for the Northwest corner of said 5.75 acre tract, an interior corner of said 33.939 acre tract, and marking the Northwest corner of the herein described tract;
2. South 62°38'09" East, a distance of 198.00 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northwest corner of a called 2.000 acre tract conveyed from Cornerstone Capital Group, Inc. to Janet Holeman, filed February 23, 1999 and recorded in Volume 13375, Page 570 of the Real Property Records of Travis County, Texas, and marking the most northerly Northeast corner of the herein described tract;

THENCE, South 27°26'08" West, over and across said 5.75 acre tract with the West line of said 2.000 acre tract, a distance of 167.85 feet (called 167.79 feet), to a 1/2 inch iron rod found for the Southwest corner of the said 2.000 acre tract, and marking an interior corner of the herein described tract;

THENCE, South 64°10'37" East, continuing over and across said 5.75 acre tract generally along a barbed wire fence with the South line of said 2.000 acre tract, a distance of 542.77 feet (called 542.71 feet), to a 1/2 inch iron rod found in the said West line of Farm-to-Market 1100 for the Southeast corner of the said 2.000 acre tract, and marking the most easterly Northeast corner of the herein described tract;

THENCE, South 27°17'02" West, with the West line of Farm-to-Market 1100 and the East line of the said 5.75 acre tract, a distance of 158.88 feet, to the PLACE OF BEGINNING, containing within these metes and bounds 3.478 acres (151,497 square feet) of land, more or less.

4/30/25

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 14122 FM 1100 Specific Use Permit - Event Center
Case Number: 2024-P-1633-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a specific use permit for 14122 FM 1100, Manor, TX to allow an event center. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, Tx..

Applicant: Ricardo Velazquez
Owner: Rocio Velazquez

The Planning and Zoning Commission will meet at 6:30PM on May 14, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 21, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

Marvin Chacon & Arletys Chacon
305 Milton CV
Pflugerville Tx 78660

Holeman Janet
14204 Fm 1100
Manor Tx 78653

Oman David
14859 Bois D Arc Ln
Manor Tx 78653

Bono Joseph A Iii
5718 Westheimer Rd #1840
Houston Tx 77057

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 14, 2025

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for April 9, 2025, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- April 9, 2025, Planning and Zoning Commission Regular Session

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the consent agenda.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
APRIL 9, 2025
This meeting was live streamed on Manor's YouTube channel at:
https://www.youtube.com/@cityofmanorsocial/stream

PRESENT:
COMMISSIONERS:
Felix Paiz, Chair, Place 4 (Absent)
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1 (Absent)
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7
CITY STAFF:
Michael Burrell, Development Services Director
Veronica Rivera, Assistant City Attorney
Mandy Miller, Development Services Supervisor
Scott Jones, Economic Development Director

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Vice Chair Chavis at 6:39 p.m. on Wednesday, April 9, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

Vice Chair Chavis announced that he was pulling Item # 3 and Item # 8 from the agenda.

3. **Conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.** Applicant: Sotol Ventures. Owner: Okra Land Inc.

8. **Consideration, discussion, and possible action on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.** Applicant: Sotol Ventures. Owner: Okra Land Inc.

PUBLIC HEARING

1. **Conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.** Applicant: Jiwon Jung. Owner: Wonik Materials North America LLC.

The City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Vice Chair Chavis opened the public hearing.

Director Burrell gave a summary of this item. He reminded the Commission that this item was postponed from the last meeting to give time for the applicant to provide additional data. There was an information gathering meeting. He stated the individuals in attendance at that meeting were asked to attend tonight's meeting to answer any additional questions the Commissioner may have regarding this item.

Natalino Camilleri submitted written comments regarding this item via email. – *see attached*

Anthony Callaway with ACS Group LLC, 11035 Lavender Hill Drive, Suite 160-433, Las Vegas, Nevada, submitted a speaker card to speak in support of this item. He stated ACS Group was the author of the Chemical Hazardous Analysis Report. He stated he was available for any questions relating to this project.

Bo Hyun Chang with Wonik Materials North America LLC, 19392 Edison Drive Germantown, Wisconsin, submitted a speaker card in support of this item. Mr. Chang did not wish to speak; however, he was available for any questions.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

REGULAR AGENDA

6. **Consideration, discussion, and possible action on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.** Applicant: Jiwon Jung. Owner: Wonik Materials North America LLC.

The City Staff recommended that the Planning and Zoning Commission approve the Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Anthony Callaway with ACS Group LLC, 11035 Lavender Hill Drive, Suite 160-433, Las Vegas, Nevada, submitted a speaker card to speak in support of this item.

Bo Hyun Chang with Wonik Materials North America LLC, 19392 Edison Drive Germantown, Wisconsin, submitted a speaker card in support of this item. Mr. Chang did not wish to speak; however, he was available for any questions.

Vice Chair Chavis stated that Chair Paiz, Deputy Fire Marshall, City Staff and himself attended a meeting with the representatives for this item. He summarized the topics of discussion for the meeting.

Deputy Fire Marshall Bill Carlson with Travis County ESD12 answered questions about the data being reviewed by ESD12. He stated ESD12 was currently reviewing reports being presented by Experts in various field, such as Chemical Engineers. The main focus of review will be the chemicals being stored and different mitigation strategies. He summarized the steps that would need to taken to get a Fire Site Permit Approval.

Deputy Fire Marshall Carlson answered questions pertaining to jurisdiction authority and the specific agencies responsible for responding in the event of an incident. He gave details on the Emergency Response Plan process. He clarified ESD12 could not give a definitive answer on the level of safety at this time. He explained the jurisdictional authority of the Fire Department as it related to this or similar projects.

Director Burrell answered questions about the zoning request.

Discussion was held regarding the items addressed at the meeting with the representatives of this item. Vice Chair Chavis stated that the questions from the prior meeting were presented and adequately addressed.

Deputy Fire Marshall Carlson stated that he would be available to any member of the Commission or the public to address safety concerns and emergency response protocol.

Commissioner Meyer stated that he would be willing to entertain a rezoning designation of IN-1 (light industrial).

Director Burrell addressed the feasibility of this project moving forward with the lesser designation.

Economic Development Director Jones stated there were Industrial zoned properties near this site where similar chemicals were being stored.

Commissioner Stensland expressed concerns about this site being located near a heavily populated residential area that contains close to a thousand homes with plans to build hundreds more. He stated a zoning of industrial would be in line with the 2050 Comprehensive Plan, however, he felt IN-1 (light industrial) would be more suitable in this area.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to approve the Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Assistant City Attorney Rivera clarified that in accordance with the City Charter - Section 105.037, a motion passes with a majority vote of the members present when not all members are present at the time of the vote.

Vice Chair Chavis restated the motion and the vote count for this item.

Motion to Approve carried 3-2. Vice Chair Chavis and Commissioner Nila opposed.

2. **Conduct a public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.** Applicant: Jeff Turner. Owner: Jeff Turner.

The City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

Vice Chair Chavis opened the public hearing.

Director Burrell gave background information for this item.

Jeff Turner, 309 N. Lexington Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Turner did not wish to speak; however, he was available for any questions.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

4. **Conduct a public hearing on a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.** Applicant: Jamison Civil Engineering LLC. Owner: Blackburn Communities LLC.

The City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

Vice Chair Chavis opened the public hearing.

City Engineer Pauline Gray submitted an overview of the Concept Plan Amendment for Monarch Ranch via email. – *see attached*.

Director Burrell gave reasons for the amendment to the Monarch Ranch Concept Plan.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Stensland to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

CONSENT AGENDA

5. Consideration, discussion, and possible action to approve the minutes for March 12, 2025, Planning and Zoning Commission Regular Session.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 5-0.

REGULAR AGENDA

7. Consideration, discussion, and possible action on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business. Applicant: Jeff Turner. Owner: Jeff Turner.

Jeff Turner, 309 N. Lexington Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Turner did not wish to speak; however, he was available for any questions.

The City Staff recommended that the Planning and Zoning Commission approve the rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

Mr. Turner addressed questions regarding the intended use for the residential home if rezoning was approved.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

There was no further discussion.

Motion to Approve carried 5-0.

9. Consideration, discussion, and possible action a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX. Applicant: Jamison Civil Engineering LLC. Owner: Blackburn Communities LLC.

The City Staff recommended that the Planning and Zoning Commission approve the Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

Guillermo Calvillo with Jamison Civil Engineering, 13812 Research Blvd, Suite B-2TX, Austin, Texas, submitted a speaker card in support of this item. Mr. Calvillo did not wish to speak; however, he was available for any questions.

Director Burrell gave a recap for this item.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Stensland to approve the Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0.

10. Consideration, discussion, and possible action on accepting the resignation of Planning and Zoning Commission Chair Felix Paiz from the Tree Committee.

The City Staff recommended that the Planning and Zoning Commission accept Commissioner Paiz's request to resign from the Tree Committee.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Meyer to accept the resignation from the Tree Committee of Chair Paiz.

There was no further discussion.

Motion to Approve carried 5-0.

11. Consideration, discussion, and possible action on recommending a new Commissioner for appointment to the Tree Committee.

The City Staff recommended that the Planning and Zoning Commission nominate a Commissioner for appointment to the Tree Committee.

Assistant City Attorney Rivera stated recommendations from Commissioners not present could be made known; however, the motion would need to come from a Commissioner who was present.

Director Burrell stated that Chair Paiz recommended Vice Chavis for the Tree Committee. He answered questions pertaining to current members on the Committee.

Vice Chair Chavis stated he was willing to hold the position if appointed. He spoke on the reasons he felt he would be a good candidate for the position.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Stensland to recommend Vice Chair Chavis for the Tree Committee.

There was no further discussion.

Motion to Approve carried 5-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stenland and seconded by Commissioner Terry to adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:42 p.m. on Wednesday April 9, 2025.

There was no further discussion.

Motion to Adjourn carried 5-0.

The Planning and Zoning Commission approved these minutes on May 14, 2025.

APPROVED:

_____

Felix Paiz
Chairperson

ATTEST:

_____

Mandy Miller
Development Services Supervisor

DRAFT

Michael Burrell

From: Natalino Camilleri <natalinoc@yahoo.com>
Sent: Thursday, April 3, 2025 12:00 AM
To: Michael Burrell
Subject: Manor Permit application to zone as Heavy Industrial
Attachments: IMG_7350.jpg; IMG_7349.jpg

You don't often get email from natalinoc@yahoo.com. Learn why this is important

Dear Michael Burrell,
I received this notice from the city regarding the application by Wonik Materials to convert their parcel to Heavy Industrial.
After researching Wonik Materials I realize that they make very dangerous chemicals for the semiconductor industry.
Also the processes to make these chemicals also use more dangerous chemicals.

This is a concern for ground water contamination as well as gas fumes that can effect close by residents in the City of Manor.

Such companies will try to convince you that all their processes are safe and comply with EPA regulations.
However accidents do happen for example a fire, and that can become a major disaster to the whole Manor City area.

Natalino Camilleri
408-504-1664

----- Forwarded Message -----
From: Natalino Camilleri <natalinoc@yahoo.com>
To: Natalino Camilleri <natalinoc@yahoo.com>
Sent: Wednesday, April 2, 2025 at 09:38:40 PM PDT
Subject: Manor

Natalino
(408) 504-1664

Michael Burrell

From: Pauline Gray <pgray@gbateam.com>
Sent: Wednesday, April 9, 2025 10:45 AM
To: Michael Burrell; Mandy Miller
Subject: Re: P&Z Commission - April 9, 2025

Michael,

For the Monarch Ranch Concept Plan revision, the plans had to be revised in order to adjust the ROW dedication along Gregg Lane. The developer is providing additional ROW to the City to expand Gregg Lane in the future. This revision affected the boundary of the project as well as the lot layouts for Phase 2 and Phase 3.

The number of lots remained the same, however, some of the lot sizes were adjusted due to the ROW increase. The lots still meet all City requirements as set forth in the DA.

The only other change was to a street name. They had two streets with the same name. Snap Dragon Lane was used twice. Snap Dragon Lane remains on one of the roads and the other road is being proposed to be named Grayling Drive.

Thanks,
Pauline

Pauline Gray, P.E., Lead AES
d 737.247.7557

From: Michael Burrell <mburrell@manortx.gov>
Sent: Tuesday, April 8, 2025 10:39 AM
To: Pauline Gray <pgray@gbateam.com>; Mandy Miller <mmiller@manortx.gov>
Subject: Re: P&Z Commission - April 9, 2025

CAUTION: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

I agree. However, could you provide a brief overview of the concept plan amendment for monarch ranch? I imagine it'll be painless, but I would prefer an "engineer's" explanation in the event the back up isn't sufficient.

Thank you!

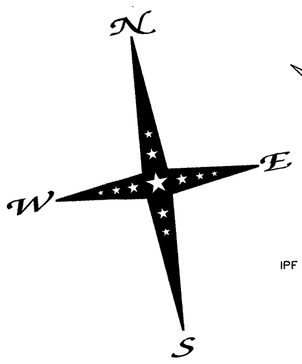
Get Outlook for iOS

From: Pauline Gray <pgray@gbateam.com>
Sent: Monday, April 7, 2025 11:18:02 AM
To: Mandy Miller <mmiller@manortx.gov>
Cc: Michael Burrell <mburrell@manortx.gov>
Subject: Re: P&Z Commission - April 9, 2025

SCALE: 1" = 20'

TREE LIST

TAG No.	DESCRIPTION
2955	20" Tallow
2956	18.5" Catalpa
2957	15" Arizona Ash
2958	15" Hackberry
2959	19.5" Arizona Ash
2960	12" and 8" Hackberry
2961	9", 9", 8", 8" 5" and 4" Arizona Ash
2962	10.5" Hackberry
2963	10" Hackberry
2964	9" Hackberry



WHEELER STREET (80')

CALDWELL STREET (80')

LEXINGTON STREET (80')

EGGLESTON STREET (80')

20' ALLEY

capped "JE Garon"

S10°03'54"W 329.82' (330')

N79°58'11"W 125.53'

IPF bears S49°W 0.33'

PLACE OF BEGINNING

S79°58'11"E 124.47'

edge of paving

12" metal drainpipe

old wrought iron fence

water meter

Stop sign

fire hydrant and valve

S79°58'11"E (660') 664.93'

BEARING BASIS

Northeast corner of Lot 6, Block 49

monumented and long standing line of occupation held as West property line of Anderson tract

Ray E. Habit
Special Warranty Deed
Volume 12306 Page 1108

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

BLOCK 48

TOWN OF MANOR
VOLUME V PAGE 796
TRAVIS COUNTY DEED RECORDS

brick walkway

wood deck

concrete

A/C

One-Story Frame House

finished floor: 542.85 ft.

electric meter

wood deck

covered wood deck

cleanout

brick walkway

metal shed

frame barn

0.327 ACRE SURVEYED

concrete runner

metal carport

asphalt driveway

gravel area

concrete sidewalk

edge of paving

gas meter

cleanout

N79°55'48"W 124.44'

gas sign

S10°03'55"W 114.56' (115')

N10°01'54"E 114.64'

S10°02'44"W 114.73' (115')

S79°55'48"E 125.60'

bears S59°E 0.96'

N79°59'W 75.28'

S79°55'48"E (660') 664.88'

Southeast corner of Lot 6, Block 49

S79°53'00"E (530') 530.07'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

S10°02'44"W 135.39' (115')

S10°02'44"W 196.03' (195')

0.34'

with orange plastic cap

SURVEY MAP OF 0.327 ACRE OF LAND, BEING COMPRISED OF ALL OF LOT 6, ALL OF LOT 7, AND THE EAST ONE-HALF OF LOT 8, BLOCK 48, TOWN OF MANOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME V PAGE 796 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND HAVING BEEN CONVEYED TO JEFFREY TURNER BY WARRANTY DEED RECORDED IN DOCUMENT No. 2024091338 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING THAT SAME TRACT OF LAND AS CONVEYED TO HILDA ANDERSON AND HUSBAND OSCAR ANDERSON BY DEED DATED FEBRUARY 20, 1911, AND RECORDED IN VOLUME 244 PAGE 636 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 309 LEXINGTON STREET.

see accompanying field note description

TOPOGRAPHIC NOTES:
1. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD 1988 Elevations shown hereon are based upon Trimble RTKNET VRS Network GPS observations.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Tree "crowns" for trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

Legend

- ◎ ½"Iron Rod Found
- IPF ◎ ¾"Iron Pipe Found
- ⬡ ½"Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- —∞— Chain Link Fence
- —x— Wire Fence
- —//— Wood Board Fence
- ——— Overhead Utility Line (Record Dimension)
- pole
- guy wire

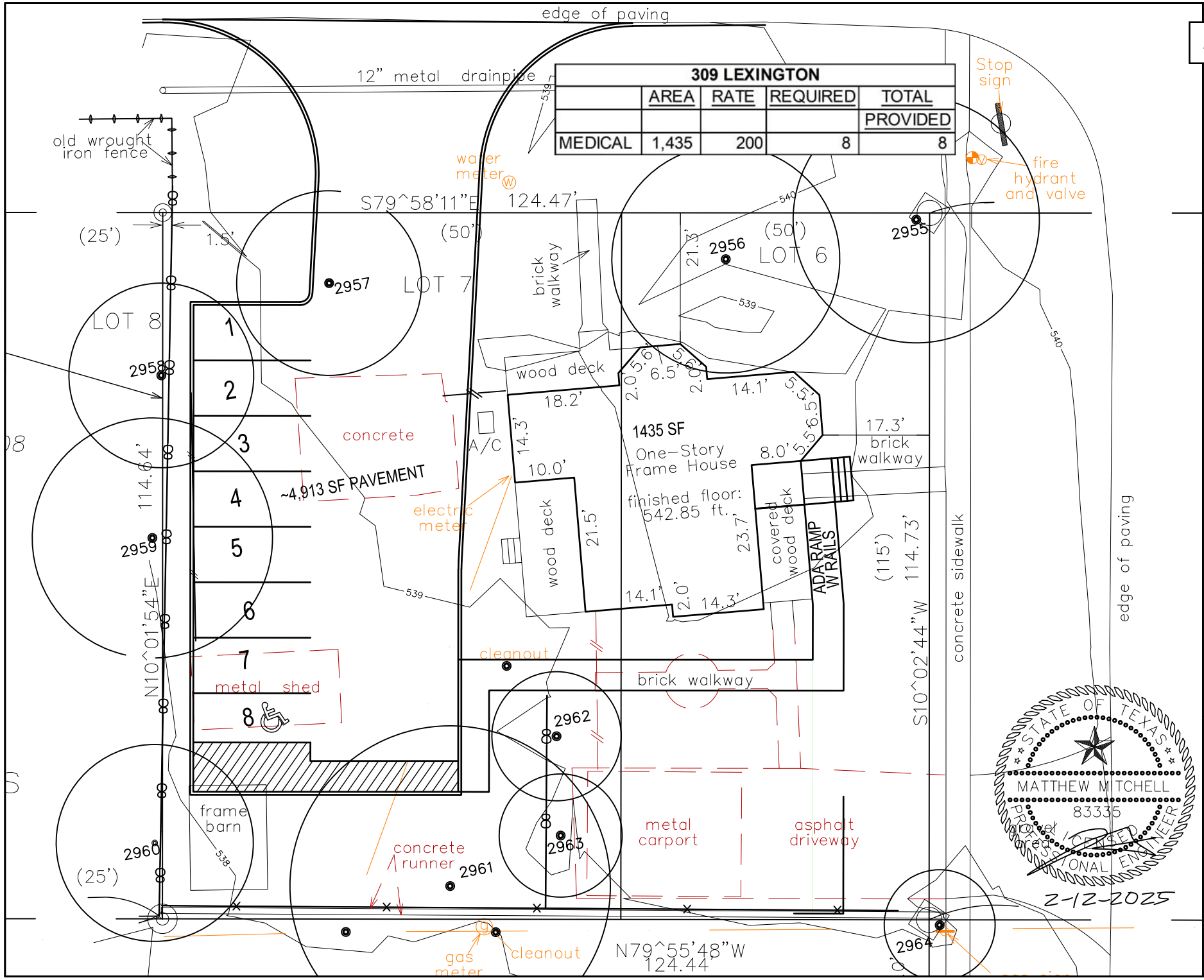
PREPARED: January 14, 2025

BY:

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
www.hciaustin.com FIRM 10050700

A 1166114



309 LEXINGTON				
	AREA	RATE	REQUIRED	TOTAL PROVIDED
MEDICAL	1,435	200	8	8

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED PROFESSIONAL ENGINEER
2-12-2025

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
PO BOX 536
Dripping Springs, Texas, 78620
(512) 431-9600 matt@almengr.com
F-3565

SCALE: 1"=50'
DATE: 2/7/2025
JOB:
DRAWN BY:
CHECKED BY:

309 LEXINGTON
ACCEPT PARKING
MANOR, TX

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 14, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.
Applicant: Forestar (USA) Real Estate Group
Owner: Forestar (USA) Real Estate Group

BACKGROUND/SUMMARY:

The PUD amendment is to add the Nagle Estates to the overall development. The addition is 2 separate phases with a combined total of 256 additional lots. This addition is already contemplated in their existing development agreement.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Amended PUD
- Engineer comments and responses
- Public notice
- Mailing labels
- Approval Letter

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:05pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

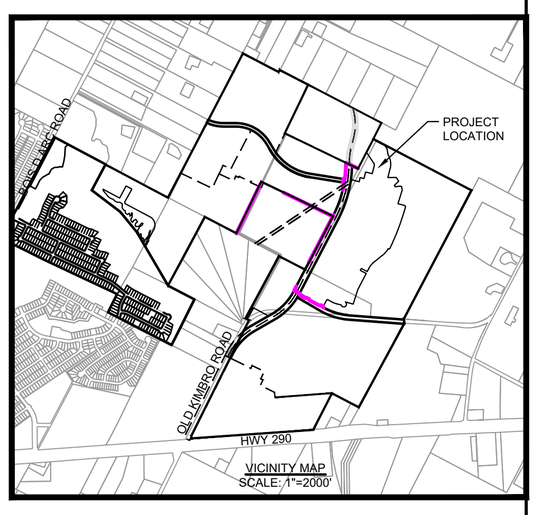
N E S W

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

- PUD BOUNDARY
- TRAIL
- PHASE LINE
- FEMA 100-YR FLOODPLAIN
- PROPOSED FLOODPLAIN (PER APPROVED LOMR)
- PUD SF-1
- MAJOR ROADWAYS
- PUD-MEDIUM DENSITY
- C2/NB
- HOA AMENITY
- OPEN SPACE/FLOODPLAIN
- CITY PARKLAND

1. NOTE: REFER TO ROADWAY CROSS SECTIONS SHOWN ON SHEET 2 FOR LOCATION OF SHARED USE PATH ALONG COLLECTOR AND MAD4 ROADWAYS



MANOR ETJ
MANOR CITY LIMITS

(13.190 ACRES)
JOSHUA & MARISA SMITH
DOC.2010077679

(13.584 ACRES)
PHILIP A. & LILLIAN T. WHEAT
DOC.2011152762

(12.867 ACRES)
KENT R. JONES & JAY A. CUSKER
DOC.2010195413

(10.305 ACRES)
JOE & LETTI LANDEROS
DOC.2006045390

(10.187 ACRES)
ERNESTO SUAREZ
DOC.2007081841

LEMUEL KIMBRO SURVEY, ABSTRACT NO. 456

(13.502 ACRES)
TUAN V. NGUYEN & NHIEU T. & QUYN
DOC.2003234510

CRAIG & TAMMY JOHNSON
DOC. 2000050056

(11.919 ACRES)
MARIA RIOJAS
VOL.13372, PG1733

LGI HOMES-TEXAS LLC
DOC.2014012328

JOSHUA DAVID PATRICK
DOC.2008098035

(6.015 ACRES)
DAVID LEE PATRICK
DOC.2014125104

(10.00 ACRES)
ERNEST RODRIGUEZ LE
VOL.7231, PG. 1044

(8.445 ACRES)
ANNETTE WHITE
DOC.2011007895

(10.082 ACRES)
MELESIO JAIMES
DOC.2011022474

(114.836 ACRES)
TIFFANY BRICK CO LP
DOC.2003150661

(75.163 ACRES)
SWENSON DON RAY
DOC.2016191634

(51.533 ACRES)
CHAU DINH & KIM PHAM
DOC. 2014139510

(1.503 ACRES)
ERSKINE E. FIEBIG, et ux
VOL.5017, PG. 556

(4.891 ACRES)
DAVID & MELINDA FIEBIG
DOC.2009028812

(0.803 ACRES)
DAVID & MELINDA FIEBIG
DOC.2009028812

HOWARD MARTIN HESTER JR DOC.2011011510TR

MATHEN ANNAMMA
DOC.2012006009TR

KLATT PROPERTIES LP
DOC.2008204941TR

DAVID RICE
DOC.2013207877TR

REAL PEOPLE HOMES INC
DOC.20030389 12TR

(10.643 ACRES)
DANIEL PEREZ
DOC.211149114

(10.047 ACRES)
DANIEL PEREZ
DOC.211149114

(10.078 ACRES)
ANDALL JAMES MOE
DOC.2003230676

(9.98 ACRES)
BRIAN S. SCHNEIDER
DOC.2009198632

(10.16 ACRES)
TONY PARENT ENTERPRISES INC.
DOC.2007163554

ZOILA PORTILLO
DOC.2014111607

(4.00 ACRES)
KIRK J. JONSE & RITA G. JONSE
VOL.13207, PG.97

(8.00 ACRES)
JOHN JONSE
VOL.4176, PG.2117

(52.715 ACRES)
TIMMERMANN TERRELL
DOC.2011144639

A.C. CALDWELL SURVEY NO.52, ABSTRACT NO. 154

PHASE 6
PHASE 3
PHASE 5
PHASE 4
PHASE 2
PHASE 1

PUD SF-1 (15.78 AC)
PUD SF-1 (22.58 AC)
PUD SF-1 (8.34 AC)
PUD SF-1 (82.81 AC)
PUD SF-1 (34.37 AC)
PUD SF-1 (63.27 AC)
PUD SF-1 (63.78 AC)

CITY PARKLAND (1.51 AC)
CITY PARKLAND (13.01 AC)
CITY PARKLAND (2.77 AC)
CITY PARKLAND (3.27 AC)
CITY PARKLAND (5.50 AC)
CITY PARKLAND (1.33 AC)

PUD MEDIUM DENSITY (13.92 AC)
PUD-MEDIUM DENSITY (19.78 AC)
PUD MEDIUM DENSITY (12.35 AC)

NOTE: 20' WIDE FLAG LOT NOT INCLUDED IN PUD

NB (2.01 AC)
NB (1.82 AC)

64' ROW PRIMARY COLLECTOR
80' ROW PRIMARY COLLECTOR
COMMERCIAL COLLECTOR

OPEN SPACE/ FLOODPLAIN (73.05 AC)
OPEN SPACE/FLOODPLAIN (20.94 AC)
OPEN SPACE/FLOODPLAIN (5.03 AC)

PROPOSED ADJUSTED 100-YR FLOODPLAIN (PENDING APPROVED CLOMR)
FEMA 100-YR FLOODPLAIN

PROPOSED PEDESTRIAN TRAIL ACROSS FLOODPLAIN TO CONNECT TO MANOR HEIGHTS SOUTH

HOA AMENITY (1.73 AC)

C2 (9.30 AC)
C2 (5.51 AC)
C2 (11.97 AC)
C2 (2.42 ACRES)

FLOODPLAIN OPEN SPACE (17.89 AC)

FUTURE HWY 290 ROW RESERVATION (2.71 AC)
FUTURE HWY 290 ROW RESERVATION (0.63 AC)

HWY 290

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

MANOR HEIGHTS

FINAL SITE PLAN

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

1

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:12pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PUD DATA TABLES

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE; OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

2 1

LAND USE	ORIGINAL PUD ACREAGE	AMENDMENT 1	AMENDMENT 2	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	234.0	0.0	57.0	291.0	53.05%
PUD MEDIUM DENSITY	46.6	0.0	0.0	46.6	8.49%
HIGHWAY COMMERCIAL (C-2)	19.8	9.4	0.0	29.2	5.32%
NEIGHBORHOOD BUSINESS (NB)	3.9	0.0	0.0	3.9	0.72%
HOA AMENITY	1.7	0.0	0.0	1.7	0.32%
CITY PARKLAND	25.9	0.0	1.5	27.4	5.00%
FLOODPLAIN OPEN SPACE	126.2	-9.4	9.4	126.2	23.01%
MAJOR ROADWAYS	19.7	0.0	2.8	22.5	4.09%
TOTAL	477.8	0.0	70.7	548.5	100%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6,250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	* 20 OR 10	3,300	30	35
C-2 AND NB	25	7	15	15	7,500	50	60

* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED ALONG WITH REQUIRED 20' REAR YARD SETBACK TO ACCOMMODATE FOR PARKING REQUIREMENTS. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE FOR PARKING REQUIREMENTS

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
PUD SF-1	50%	60%
PUD MEDIUM DENSITY	55%	65%
C-2 AND NB	60%	70%
CITY PARKLAND	50%	60%

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
PUD SF-1	SEE NOTE
PUD MEDIUM DENSITY	20%
C-2 AND NB	15%
PARKLAND	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING, SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ABUTTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS.

LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. LOT MIX FOR SF-1 PUD AREAS

THE FOLLOWING PERCENTAGE OF THE MIX LOT SHALL BE MET WITHIN SF-1 PUD AREAS WITHIN +/- 5%.

LOT WIDTH	PERCENTAGE MIX
50' WIDE	70%
55' WIDE	15%
60' WIDE	15%

7. MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
PUD SF-1	1500 SF (LIVING AREA)	-
PUD MEDIUM DENSITY	1 UNIT/ACRE	9 UNITS PER ACRE
C-2 AND NB	0.2 FAR	1.8 FAR

8. PARKLAND

2

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	548.5
REQUIRED PARKLAND (5% OF TOTAL AREA)	27.4
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	**27.4**
*EXCESS OF REQUIRED PARKLAND	0.0

9. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

1 2

Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	995-1,255	100%	-
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

1 2

SITE SUMMARY 548.5 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	291.0	995-1,255	995-1,255
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250 **
HOA AMENITY	1.7	-	5
CITY PARKLAND	27.4	-	6 ***
OPEN SPACE FLOODPLAIN	126.2	-	-
MAJOR ROADWAYS	22.5	-	-
TOTALS	**548.5**		**1494-1796**

* PUD MEDIUM DENSITY (9 UNITS/ACRE) (.7 LUE/UNIT)
**COMMERCIAL : 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/ LUE)
*** CITY PARKLAND (6 LUE's)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

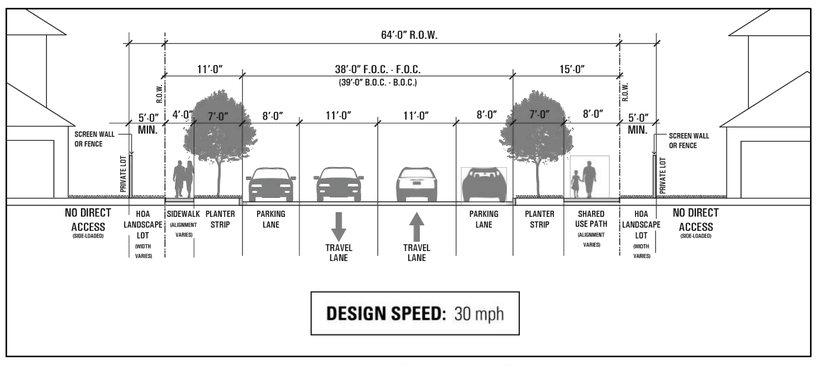
1

PERMITTED NEIGHBORHOOD BUSINESS (NB)

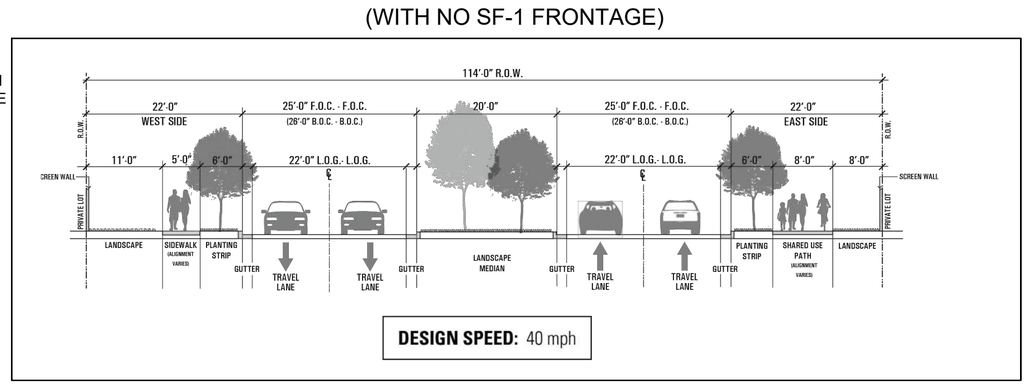
Amusement (indoor) C
Antique Shop P
Art Gallery P
Art Workshop P
Business Support Services P
Child Care Center P
Club or Lounge P
Community Garden C
Communication services or facilities P
Consumer Repair Services P
Event Center C
Financial Services C
Florist C
Food Preparation C
Food Sales C
Funeral Services C
General Retail (convenience) P
General Retail (General) P
Government Facilities P
Hospital Services P
Hotel C
Laundry Services (self) P
Liquor Sales C
Medical Clinic P
Offices, government P
Offices, medical P
Offices, professional P
Personal Improvement Services P
Personal Services P
Pet Store P
Printing and Publishing C
Product development services (general) P
Religious Assembly P
Restaurant P
Research services (general) P
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Veterinary Services, small C
Wireless transmission facilities, attached C
Wireless transmission facilities, stealth C

PERMITTED MEDIUM COMMERCIAL (C2)

Adult Day Care P
Alcoholic Beverage Establishment P
Amusement (Indoor) C
Amusement (Outdoor) C
Antique Shop P
Art Studio or Gallery P
Automobile Repair (major) C
Automobile Repair (minor) C
Automobile Washing C
Brewery, micro P
Brewpub P
Business Support Services P
Child Care Center P
Club or Lodge P
Commercial Off-Street Parking C
Communication Services or Facilities P
Construction and Equipment Sales (minor) P
Consumer Repair Services P
Distillery, micro P
Event Center P
Financial Services C
Florist C
Food Court Establishment C/S
Food Preparation C
Food Sales C
Funeral Services C
Garden Center C
Gasoline Station (full service) C/S
Gasoline Station (limited) C/S
General Retail Sales (convenience) P
General Retail Sales (general) P
Governmental Facilities P
Hotel C
Kennel C
Liquor Sales P
Mini-storage Warehouse C *See note 25*
Offices, Government P
Offices, Showroom P
Off-site Accessory Parking P
Personal Improvement Services P
Personal Services P
Pet Store C
Printing and Publishing C
Religious Assembly P
Restaurant P
Restaurant--Drive-in or Drive-through C
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Smoke shop or tobacco store P
Theatre P
Utility Services, minor P
Veterinary Services, large C
Veterinary Services, small C
Wireless Transmission Facility, attached C
Wireless Transmission Facility, stealth C



PRIMARY COLLECTOR
(WITH NO SF-1 FRONTAGE)



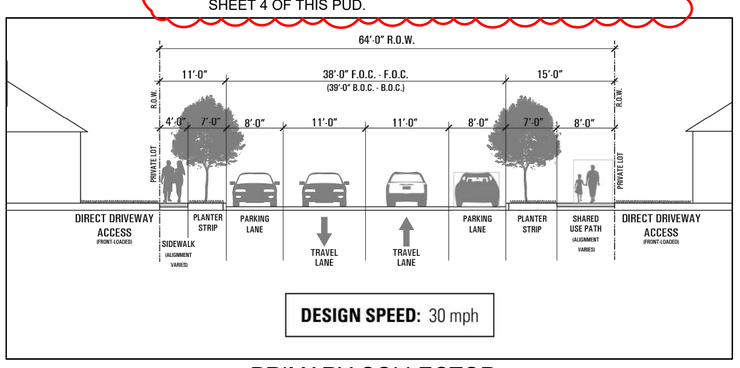
MAD 4 DESIGN

PUD NOTES

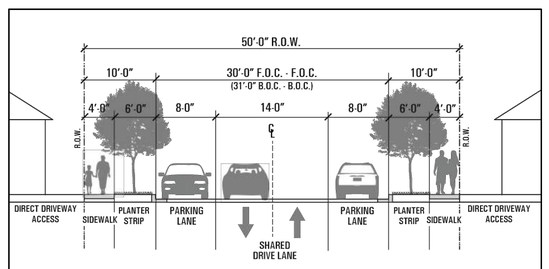
1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
    - 10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
    - 10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.

1

25. THE MINI-STORAGE WAREHOUSE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-STORAGE WAREHOUSE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.



PRIMARY COLLECTOR
(WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL
ROADWAY SECTION

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__

BY: _____
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
FELIX PAIZ, CHAIRPERSON

MANOR HEIGHTS

PUD GUIDELINES & NOTES

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:19pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the façade and park is not a front façade. Both street facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetscape Variety. The same elevation can be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 21 lots.

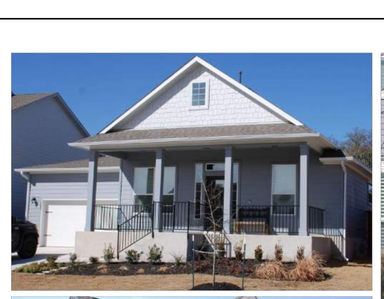
Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

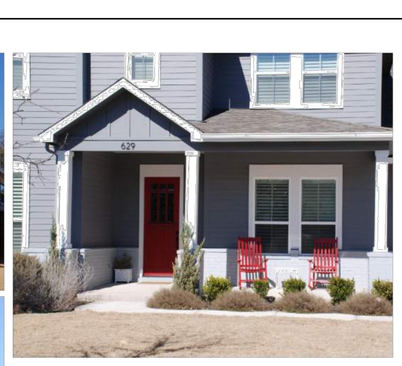
- Horizontal offsets, recesses or projections, breezeways, porte-cocheres, canopies, ornamental cornices, ornamental and bay windows, vertical "elevation" off-sets, peaked roof forms, arches, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.

Front Facades

1 August 2018 Page 3







On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.

Front Entries

1 August 2018 Page 4







Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementious-fiber planking and board and batten (not panels), painted or tinted stucco and brick. Solid wood planking, decorative cementious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%, masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from façade to façade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.

Exteriors of Residential Buildings

1 August 2018 Page 5





A garage door recessed from the face of the front façade that emphasizes the living area of the home from the street is a permitted garage type.

Front-loaded Garage - Living Area Forward

1 August 2018 Page 6







Garage doors flush with the street-facing façade require design features on the façade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead eave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.

Front-loaded Garage - Flush with Facade

1 August 2018 Page 7





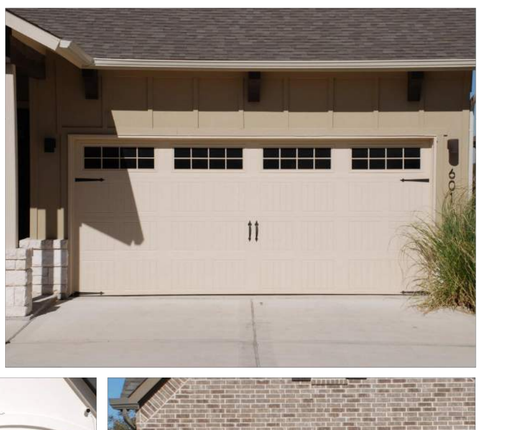


Garages projecting in front of the street facing building façade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage façades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof

Front-loaded Garage - Projecting

1 August 2018 Page 8







Stain or paint colors for garage doors shall be compatible with the color palette of the building façade siding or trim of the home to deemphasize the garage door and emphasize the architectural building façade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.

Garage Door Articulation

1 August 2018 Page 9





Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead eave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead eave or the porte-cochere may extend five feet into the building setback line.

Roofs and Overhead Structures

1 August 2018 Page 10

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

MANOR HEIGHTS

EXHIBIT B
PUD DESIGN STANDARDS

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

Plotted By: Cuplin, Warren Date: February 25, 2025 03:47:29pm File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\PUD\PlanSheets\Manor Heights Final PUD Exhibit-Amendment 2.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





MEDIUM DENSITY RESIDENTIAL

All guidelines set forth in in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

Architectural style
A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

Form and mass
A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

Long walls and facades
Up to six attached dwellings may be attached in a single row as a group.

Windows and transparency
All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.





Building roofs
On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

Mechanical equipment screening
Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

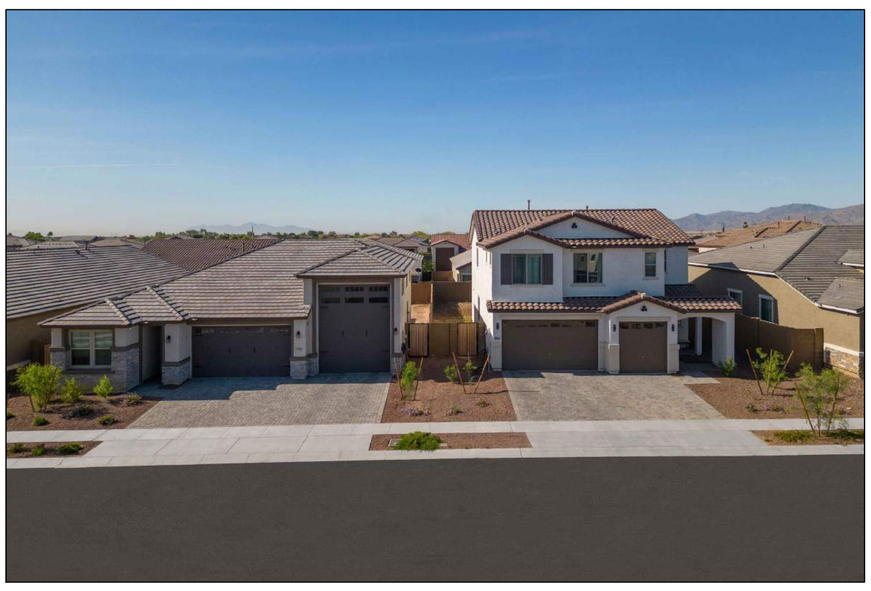
Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.

△1



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)

	DESCRIPTION	DATE	BY
△1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
△2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

MANOR HEIGHTS

EXHIBIT B
PUD DESIGN STANDARDS

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TBG

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, January 2, 2025

Elliot Condos
Forestar (USA) Real Estate Group

TX
ElliotCondos@forestar.com

Permit Number 2024-P-1695-ZO
Job Address: 13354 Old Kimbro Road, Manor, TX. 78653

Dear Elliot Condos ,

The first submittal of the Manor Heights PUD Amendment (Nagle Estates) *(Zoning Request*) submitted by Forestar (USA) Real Estate Group and received on March 07, 2025, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~

2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.

3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.

4. The P&Z Chairperson is Felix Paiz.

5. The previous revision on Page 4 should clouded and marked.

6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.

7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

January 21, 2025

GBA
Attn: Pauline Gray, P.E.
1500 CR 269
Leander, Texas 78641

Re: 2024-P-1695-ZO Manor Heights PUD Amendment (Nagle Estates)
Comment Response Letter Draft 2

Dear Ms. Gray:

Please accept this comment response for the above-referenced project.

1. **Comment: An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.**

   KH Response: The updated PUD is included in this submittal for review.

2. **Comment: The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.**

   KH Response: Noted.

If you have any questions or comments regarding this request, please contact me at 512-580-5803.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ethan Howell, AICP
Project Manager

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, February 20, 2025

Sarah Starkey
Kimley-Horn
501 S Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1695-ZO
Job Address: 13354 Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The subsequent submittal of the Manor Heights PUD Amendment (Nagle Estates) submitted by Forestar (USA) Real Estate Group and received on March 07, 2025, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~

2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.

3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.

4. The P&Z Chairperson is Felix Paiz.

5. The previous revision on Page 4 should clouded and marked.

6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.

7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline M Gray

Pauline Gray, P.E.
Lead AES
GBA

Kimley»Horn

March 3rd, 2025

Pauline Gray, P.E.
GBA
P.O. Box 2029
Leander, Texas 78646

RE: 2024-P-1695-ZO
Manor Heights PUD Amendment
(Nagle Estates)

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated February 20th, 2025. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

Engineer Review

1. ~~An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~

2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.

   Response: Understood, the DA amendment is still being discussed/finalized, we would like to proceed with the PUD process to run concurrently with the DA amendment.

3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.

   Response: The total PUD acreage provided in Table 1 has been updated to match the overall acreage provided in Table 8.

4. The P&Z Chairperson is Felix Paiz.

   Response: The name of the P&Z Chairperson has been updated to Felix Paiz on the Page 2 signature block.

5. The previous revision on Page 4 should clouded and marked.

   Response: All previous revisions have been clouded and marked including those on Page 4 as requested.

6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.

Response: An updated TIA has been provided for the Nagle lots, this approach was discussed with City staff.

7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.

   Response: A TIA for only the Nagle Estate lots has been submitted with this resubmittal.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Wednesday, April 2, 2025

Sarah Starkey
Kimley-Horn
501 S Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1695-ZO
Job Address: 13354 Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The submittal of the revised Manor Heights PUD Amendment (Nagle Estates) Site Plans submitted by Forestar (USA) Real Estate Group and received by our office on 3/7/2025, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

4/30/2025

City of Manor Development Services

Notification for a PUD Amendment

Project Name: Manor Heights PUD Amendment (Nagle Estates)
Case Number: 2024-P-1695-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a PUD Amendment for Manor Heights. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a PUD Amendment for the Manor Heights Subdivision, being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor Tx.

Applicant: Forestar (USA) Real Estate Group
Owner: Forestar (USA) Real Estate Group

The Planning and Zoning Commission will meet at 6:30PM on May 14, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 21, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this PUD amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

JONSE JOHN & RITA PO BOX 21 MANOR, TX 78653	BERUMEN ARMANDO JR & AMELIA J 13300 MILLEDGE PASS MANOR, TX 78653	RANGEL FRANCISCO CASTRO ETAL 20303 LONE PEAK PASS MANOR, TX 78653
GUERRA CHRISTINA & ALEJANDRO 20305 LONE PEAK PASS MANOR, TX 78653	NGUYEN LE FAMILY TRUST 808 HEDGESTONE WAY MODESTO, CA 95355	CALDWELL CHARLES K 20309 LONE PEAK PASS MANOR, TX 78653
AUSTIN LLC 117 FORT HOOD LN GEORGETOWN, TX 78628	ELLINGTON AARON & SHANNON 20515 LONE PEAK PASS MANOR, TX 78653	NAVA KEVIN JORDAN & 20406 LONE PEAK PASS MANOR, TX 78653
CONTINENTAL HOMES OF TEXAS LP 10700 PECAN PARK BLVD STE 400 AUSTIN, TX 78750	HERNANDEZ ALEISHA JEAN & 20412 LONE PEAK PASS MANOR, TX 78653	FORESTAR USA REAL ESTATE 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006
ANIH ELISE & BENITA ANIH 13614 THOMAS WHEELER WAY MANOR, TX 78653	NGUYEN/ LE FAMILY TRUST 10700 PECAN PARK BLVD STE 130 AUSTIN, TX 78750	KEMAKOLAM SAMUEL OGECHI & PATIENCE CHIDIEBERE 13304 THOMAS WHEELER WAY MANOR, TX 78653
MEDRANO OSCAR MAYEN 13721 HOWSER TRCE MANOR, TX 78653	BRIGHTLAND HOMES LTD 15725 N DALLAS PKWY SUITE 300 DALLAS, TX 75001	CASTILLO JORGE MARIN 20606 PHEBE FOSTER ST MANOR, TX 78653
NUNN CURTIS LEE & CYNTHIA L 13724 THOMAS WHEELER WAY MANOR, TX 78653	POLLARD JIMMY URIAH & 13809 HOWSER TRCE MANOR, TX 78653	CHAVEZ MAURICIO 20704 PHEBE FOSTER ST MANOR, TX 78653
CASTRO LUIS FRANCISCO 13601 HOWSER TRCE MANOR, TX 78653	ARCHER QUINTIN B 13609 HOWSER TRCE MANOR, TX 78653	VARKEY ELSON ALIAS & 20608 JOHN GILL DR MANOR, TX 78653
GRACE COVENANT CHRISTIAN PO BOX 1068 MANOR, TX 78653	PALAO MARTHA 20507 PHEBE FOSTER ST MANOR, TX 78653	HAGENIMANA ABDOU & JOCELYN 20603 PHEBE FOSTER ST MANOR, TX 78653
VALENCIANA MIGUEL & 20604 JOHN GILL DR MANOR, TX 78653	GARCIA FERNANDO FEDERICO MILLER 13400 WILLIAM TYLER WAY MANOR, TX 78653	DRH ENERGY INC 1341 HORTON CIR ARLINGTON, TX 76011

ASEKEME MARIS & KERRI ANNE
20717 ALCALA TERRANCE
MANOR, TX 78653

LODHA DEVENDRA KUMAR &
13517 WILLIAM TYLER WAY
MANOR, TX 78653

JONNALAGADDA RAV
20700 ALCALA TERRANCE
MANOR, TX 78653

GG BR PECAN CARILLON LP
351 KING ST E STE 1300
TORONTO, ON

JUN SARAH & JASON J
20506 LONE PEAK PASS
MANOR, TX 78653

HEATH DERRICK LIONEL JR
20301 HOWSER CV
MANOR, TX 78653

CHESMAR HOMES LLC
3600 W PARMER LN STE 160
AUSTIN, TX 78727

PATEL SONAM SAMIR
20717 ROWSTON MANOR LN
MANOR, TX 78653

SASS JUSTIN & JENNIFER SHANTZ
20302 HOWSER CV
MANOR, TX 78653

ILO SAIDAT & WELDON LESHON MITCHELL
13605 HOWSER TRCE
MANOR, TX 78653

GAMMONS KASEY & JANETTE
13607 HOWSER TRCE
MANOR, TX 78653

ELSHARAYHEH FAWZI
13606 THOMAS WHEELER WAY
MANOR, TX 78653

ZIENCINA ALEC & ANNA
13708 HOWSER TRCE
MANOR, TX 78653

TOBAR MARILYN JOHANA SORIANO
20509 PHEBE FOSTER ST
MANOR, TX 78653

DHAR PAMPOSH
20601 JOHN GILL DR
MANOR, TX 78653

AMUH HILARY N
13709 HOWSER TRCE
MANOR, TX 78653

OGUNDARE OLUSESAN O & TITILOLA O
13800 HOWSER TRCE
MANOR, TX 78653

NGUYEN KHOA & TRISHA
13816 HOWSER TRCE
MANOR, TX 78653

PICKERILL LAURIE &
1120 W LOVERS LN
ARLINGTON, TX 76013

WHEAT PHILIP A & LILLIAN T
14425 BOIS D ARC LN
MANOR, TX 78653

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711

BLDG SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734

ESPARZA JOSE RUIZ &
14793 BOIS D ARC LN
MANOR, TX 78653

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK, TX 78664

PERNESKY MATTHEW & TRACY
20307 LONE PEAK PASS
MANOR, TX 78653

CERVANTES ANA
20707 PHEBE FOSTER ST
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653

LE BRIAN & HUYEN THI MINH NGUYEN
20308 LONE PEAK PASS
MANOR, TX 78653

CURRENT CHRISTOPHER DAVID &
DALEL
20806 PHEBE FOSTER ST
MANOR, TX 78653

MORENO MARIA DEL SOCORRO &
13401 WILLIAM TYLER WAY
MANOR, TX 78653

LEAKE WILLIAM ROBI
7401 NEZ PERCE TRCE
MANOR, TX 78653

SINGH JASMINE KAUR
13800 THOMAS WHEELER WAY
MANOR, TX 78653

BOOKOUT MICHAEL TROY ETAL
937 WILLOW CREEK DR
LA PORTE, TX 77571

VELZEBOER PIETER A
13404 WILLIAM TYLER WAY
MANOR, TX 78653

DE LA LUZ EDUVIGES
14211 BOIS DARC LANE
MANOR, TX 78653

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR, TX 78653

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746

PHILIPS TAMMIE C
14515 BOIS D ARC LN
MANOR, TX 78653

PORTILLO ZOILA
13342 OLD KIMBRO RD
AUSTIN, TX 78653

GEBAUER JOHN JR
13330 OLD KIMBRO RD
MANOR, TX 78653

KARCHER CHRISTOPHER RYAN
1001 CASHEW LN
CEDAR PARK, TX 78613

CORDOVA CRISTAL & MARICELA
CORDOVA
20300 LONE PEAK PASS
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653

HERNANDEZ JOSE M &
20304 LONE PEAK PASS
MANOR, TX 78653

GEBRE GULILAT GIRMA
20306 LONE PEAK PASS
MANOR, TX 78653

RANGANATHAN SURESH BERI
20500 LONE PEAK PASS
MANOR, TX 78653

HUYNH TRUC LE MINH &
20403 PHEBE FOSTER ST
MANOR, TX 78653

GARCIA JORGE LAZARO GONZALEZ &
13302 THOMAS WHEELER WAY
MANOR, TX 78653

FOTSO EPIPHANIE DAROLE NJOUKA &
20300 HOWSER CV
MANOR, TX 78653

RIVERA OMAR
20304 HOWSER CV
MANOR, TX 78653

MATEO JUAN V MARQUEZ &
20306 HOWSER CV
MANOR, TX 78653

BARRON CASEY KAY &
13508 THOMAS WHEELER WAY
MANOR, TX 78653

CASTILLO ERIKA & LYMARI
20602 PHEBE FOSTER ST
MANOR, TX 78653

HWY LLC
PO BOX 158
ROUND ROCK, TX 78680

BAGLA ARCHIT MOHAN &
20709 JOHN GILL DR
MANOR, TX 78653

GLEASON CALVIN & ANAKA
SLAUGHTER
13424 WILLIAM TYLER WAY
MANOR, TX 78653

ASKENACHEW BERHANU &
20704 ALCALA TERRANCE
MANOR, TX 78653

DAVIS DOROTHY J
13525 WILLIAM TYLER WAY
MANOR, TX 78653

AMATON DAVID JUNIOR
13804 HOWSER TRCE
MANOR, TX 78653

RAMIREZ RAUL & EVA LEEANN SOTO
13812 HOWSER TRCE
MANOR, TX 78653

SUSON ARVIN SALMO
13729 HOWSER TRCE
MANOR, TX 78653

MARTINEZ RIGOBERTO JR
13820 HOWSER TRCE
MANOR, TX 78653

NUNEZ NESTOR LOPEZ &
13900 HOWSER TRCE
MANOR, TX 78653

UWINEZA ALINE
20703 PHEBE FOSTER ST
MANOR, TX 78653

RASHID NASHID SR
20608 PHEBE FOSTER ST
MANOR, TX 78653

COWARD ADRIANNE
20700 PHEBE FOSTER ST
MANOR, TX 78653

SINGHAL SAURABH
20705 JOHN GILL DR
MANOR, TX 78653

TELLO TIMOTHY & JESSICA ANDERSON
14409 BOIS D ARC LN
MANOR, TX 78653

ROSEMOND KERRICK JR & WHITNEY
13302 MILLEDGE PASS
MANOR, TX 78653

GUZMAN FRANKLIN PERLA SR &
13308 MILLEDGE PASS
MANOR, TX 78653

GEBRELULE KIDANE ASGEDE &
13310 MILLEDGE PASS
MANOR, TX 78653

VALLADARES VICTOR R &
13300 LONE PEAK CV
MANOR, TX 78653

FENNIX TURRAN CORTEZ
20403 LONE PEAK PASS
MANOR, TX 78653

MORONFOLU QUWIYAT FOLAWUMI
20402 LONE PEAK PASS
MANOR, TX 78653

TIFFANY BRICK CO L P
300 E JOHN CARPENTER FWY STE 1645
IRVING, TX 75062

NGUYEN THANH K & THONG Q VU
14520 EAST US HWY 290
MANOR, TX 78653

RICHMOND AMERICAN HOMES OF TEXAS INC
MDC HOLDINGS
4350 S MONACO ST STE 500
DENVER, CO 80237

WALLACE WILLIAM JR & MARY
13708 THOMAS WHEELER WAY
MANOR, TX 78653

PHAN TAM QUOC
13308 THOMAS WHEELER WY
MANOR, TX 78653

JUJJURI TUSHITHA
13310 THOMAS WHEELER WAY
MANOR, TX 78653

JONES ANDRE C & SHANIQUA CAVANAUGH
20303 HOWSER CV
MANOR, TX 78653

IBARRA JUAN PABLO LUBO &
13505 HOWSER TRCE
MANOR, TX 78653

KIM NICHOLAS & SHERRY LI
13507 HOWSER TRCE
MANOR, TX 78653

UGARTE JOSE V & EVA BENITEZ
14831 BOIS D ARC LN
MANOR, TX 78653

RAHBANI KIMBERLY
20704 JOHN GILL DR
MANOR, TX 78653

MAJIDI NAGHAM AL & NASEER AL HILALI
13813 HOWSER TRCE
MANOR, TX 78653

VU THUY TRANG NGOC &
12609 DESSAU RD 195
AUSTIN, TX 78754

SOUP CHRISTOPHE DEBENS &
13804 THOMAS WHEELER WAY
MANOR, TX 78653

HERNANDEZ MARIALUISA &
13820 THOMAS WHEELER WAY
MANOR, TX 78653

SHORELINE TYCOON LLC
110 SAN ANTONIO ST
AUSTIN, TX 78701

TATRO JAY THOMAS & CY
12803 SCHLEICHER TRL
AUSTIN, TX 78732

ALTAMEEMI AHMED
511 KOLBO DR
ROUND ROCK, TX 78665

REHMAN PAMELA D
13613 HOWSER TRCE
MANOR, TX 78653

OYENIYI ADEBAYO IDOWU &
13704 HOWSER TRCE
MANOR, TX 78653

RENDEROS EDWIN JOSUE GARCIA
13829 HOWSER TRCE
MANOR, TX 78653

RODRIGUEZ JANETTE ALICIA LOPEZ &
13832 THOMAS WHEELER WAY
MANOR, TX 78653

ONDOA TANG EMILE JOSEPH &
13912 HOWSER TRCE
MANOR, TX 78653

MILLER JOSIE ANGELICA &
20811 PHEBE FOSTER ST
MANOR, TX 78653

LIVERGOOD BRADLEY
13301 SMITHWICK ST
MANOR, TX 78653

ABRAHAM SHAWN & MICHELE ELZA GEORGE
13500 WILLIAM TYLER WAY
MANOR, TX 78653

MARTINEZ OTAY
20808 PHEBE FOSTER ST
MANOR, TX 78653

MIRELES JESUS
5617 SIGNAL PT
AUSTIN, TX 78724

OLIVER DEVANTE DANIEL
13307 SMITHWICK ST
MANOR, TX 78653

PARKS CATHERINE & GREG
13304 MILLEDGE PASS
MANOR, TX 78653

PATRICK DAVID LEE
14805 BOIS D ARC
MANOR, TX 78653

RODRIGUEZ ERNEST LEE
238 BEVERLY DRIVE
SAN ANTONIO, TX 78228

GUERRERO ALAN
20509 LONE PEAK PASS
MANOR, TX 78653

CASTILLO ALLAN ALBERTO &
20810 PHEBE FOSTER ST
MANOR, TX 78653

HERNANDEZ MARIA A
20305 HOWSER CV
MANOR, TX 78653

HIGGINS JON TERRENCE & DEMETRA RENEE WILLIAMS &
20508 LONE PEAK PASS
MANOR, TX 78653

SUBEDI PUMPHA DEVI & SUDAN TIMILSINA
13306 THOMAS WHEELER WAY
MANOR, TX 78653

TAT BINH QUANG &
13300 THOMAS WHEELER WAY
MANOR, TX 78653

GARCIA MITCHELL ANGEL &
13604 THOMAS WHEELER WAY
MANOR, TX 78653

RODRIGUEZ EFRAIN EDGARDO PARADA
13700 HOWSER TRCE
MANOR, TX 78653

SERUGO FREDERIC
20605 PHEBE FOSTER ST
MANOR, TX 78653

VARELA JORGE MANUEL DELGADO &
13716 HOWSER TRCE
MANOR, TX 78653

ONTIVEROS JORGE LUIS TRUJILLO
13728 HOWSER TRCE
MANOR, TX 78653

FRANCISCO DOMINGUEZ JAIMES
11606 AUS TEX ACRES LN
MANOR, TX 78653

JOHNSON CRAIG & TAMMY
13034 PARTRIDGE BEND DR
AUSTIN, TX 78729

BLDG PARENT TONY ENTERPRISES INC
13350 OLD KIMBRO RD BLDG 1
MANOR, TX 78653

JONSE KIRK J & CATHY
13326 OLD KIMBRO RD
MANOR, TX 78653

TIGS EDWARD & KRISTIN A MIRANDA
20601 PHEBE FOSTER ST
MANOR, TX 78653

BRYANT CRAIG & JUNE
20607 PHEBE FOSTER ST
MANOR, TX 78653

BARRERA MARCOS & MARISSA RIOS
20703 JOHN GILL DR
MANOR, TX 78653

GRANDOIT JEAN DESSALINES
13705 HOWSER TRCE
MANOR, TX 78653

NUNEZ ELIZEO L & LISSETTE ESTRADA
13821 HOWSER TRCE
MANOR, TX 78653

STONE TARESSA & STEVEN REYNOLDS
13824 THOMAS WHEELER WAY
MANOR, TX 78653

SANTIKOS DEMETRIOS
20805 PHEBE FOSTER ST
MANOR, TX 78653

LANDEROS LETICIA C & JOSE J
REVOCABLE TRUST
14315 BOIS D ARC LN
MANOR, TX 78653

BLDG PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653

SON DAU TRUST &
5516 HWY 71 E RICHARD C KING
CEDAR CREEK, TX 78612

BLDG MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578

LEAKE WILLIAM ROBIN
7401 NEZ PERCE TRCE
MANOR, TX 78653

NGUYEN DUSTIN & CHAN HONG PHAM
&
9888 CASTELLI WAY
ELK GROVE, CA 95757

PADRON LEONARDO SANCHEZ SR &
20409 LONE PEAK PASS
MANOR, TX 78653

LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653

DZURISIN CARA & ERIC
13306 LONE PEAK CV
MANOR, TX 78653

JEIZAN ELHAM
2900 CENTURY PARK BLVD APT 303
AUSTIN, TX 78727

BALBOA JESSICA THALIA &
20408 LONE PEAK PASS
MANOR, TX 78653

GETZOYAN AVO & MARY
13611 HOWSER TRCE
MANOR, TX 78653

ROMERO LILIAM A VELASQUEZ & JUAN
ALBERTO GALDAMEZ MO
20502 LONE PEAK PASS
MANOR, TX 78653

GUERRERO CADY & ALEXANDER JACOB
GOLDSMITH
20504 LONE PEAK PASS
MANOR, TX 78653

NGUYEN THUONG
13701 HOWSER TRCE
MANOR, TX 78653

KOUAKOU LYNDA MOLEBIETISSE &
13610 HOWSER TRCE
MANOR, TX 78653

THOMAS MOSHE MOSES &
20505 PHEBE FOSTER ST
MANOR, TX 78653

AGUILAR MACDONY ESNER &
13603 HOWSER TRCE
MANOR, TX 78653

MORDEN GABRIELLA NICOLE
13302 HENRIETTA PLZ
MANOR, TX 78653

VILLARREAL KARENTH Y DELGADO &
EMMANUEL DELGADO
13300 HENREITTA PLZ
MANOR, TX 78653

RODRIGUEZ CLEMENTA ELIZALDE &
13309 SMITHWICK ST
MANOR, TX 78653

NAPOLES YOANDY GONZALEZ &
13828 THOMAS WHEELER WAY
MANOR, TX 78653

DUWURU ANISH REDD
20807 PHEBE FOSTER ST
MANOR, TX 78653

DIALLO OUSMANE & HADJA SIRA DIALLO
13720 HOWSER TRCE
MANOR, TX 78653

BAUTISTA PEDRO &
13724 HOWSER TRCE
MANOR, TX 78653

HERNANDEZ GUADALUPE L GARCIA
20600 PHEBE FOSTER ST
MANOR, TX 78653

CASTRO DAVEY
20600 JOHN GILL DR
MANOR, TX 78653

BAH ABOUBACAR &
13720 THOMAS WHEELER WAY
MANOR, TX 78653

KELLY MARK EARL
20604 PHEBE FOSTER ST
MANOR, TX 78653

MONCADA DENIS CASTILLO &
20801 PHEBE FOSTER ST
MANOR, TX 78653

RAMIREZ ROBERTO JR
20706 PHEBE FOSTER ST
MANOR, TX 78653

AYYAGARI SATEESH &
20817 ALCALA TER
MANOR, TX 78653

ARANDA PETER
20708 ROWSTON MANOR LN
MANOR, TX 78653

REID KEVIN D & LISA S
13608 HOWSER TRCE
MANOR, TX 78653

JAIMES MARIA NENCY REZA &
13612 HOWSER TRCE
MANOR, TX 78653

ROBERTS RICHARD JUMBOSEBIETOMA &
20401 LONE PEAK PASS
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA &
BENIGNO TORRES ROSS
20400 LONE PEAK PASS
MANOR, TX 78653

PENA DANY ARIEL & YARETH BARRIOS RODRIGUEZ
20513 LONE PEAK PASS
MANOR, TX 78653

RELLO PERLA &
13406 HENREITTA PLZ
MANOR, TX 78653

ALBA EDUARDO
13712 HOWSER TRCE
MANOR, TX 78653

WHITFIELD SHARON
20510 LONE PEAK PASS
MANOR, TX 78653

JAIMES KEVIN MERIDA &
13510 THOMAS WHEELER WAY
MANOR, TX 78653

GILES JONATHAN L & CATHY JO GILES
13614 HOWSER TRC
MANOR, TX 78653

SANDOVAL CHRISTIAN ANDRES BOADA &
13612 THOMAS WHEELER WAY
MANOR, TX 78653

ADEBAYO LAURA
13700 THOMAS WHEELER WAY
MANOR, TX 78653

BRAVO REINALDO RAUL RIVAS &
13805 HOWSER TRCE
MANOR, TX 78653

HERNANDEZ-CORNEJO OLGA MICHELLE &
13832 HOWSER TRCE
MANOR, TX 78653

TECSON JOAN CHRISTINE &
20705 PHEBE FOSTER ST
MANOR, TX 78653

ADAMS JOSHUA MICHAEL
13412 WILLIAM TYLER WAY
MANOR, TX 78653

SALAZAR JUAN
20712 JORDAN STERLING ST
MANOR, TX 78653

BRIGHT MICHELLE & CALVIN
13916 HOWSER TRCE
MANOR, TX 78653

ALLEN JESSICA & ZACHARY NOLEN
20812 PHEBE FOSTER ST
MANOR, TX 78653

PHUNG UYEN BAO &
20700 JORDAN STERLING ST
MANOR, TX 78653

LEE CHERE & DOMINIC PUGLISI
13311 SMITHWICK ST
MANOR, TX 78653

ALVARADO SANTOS RAMON MACARIO
&
13602 THOMAS WHEELER WAY
MANOR, TX 78653

VIJANTKAR NEERAJ
20716 JORDAN STERLING ST
MANOR, TX 78653

JONES TIMOTHY J & RUTH M
13717 HOWSER TRCE
MANOR, TX 78653

PEREZ ROLANDO LEYVA
13808 HOWSER TRCE
MANOR, TX 78653

BOLTON BRYSON A & MACY SUMRALL
13801 HOWSER TRCE
MANOR, TX 78653

GARCIA SALVADOR ALEJANDRO &
13828 HOWSER TRCE
MANOR, TX 78653

GEOSANO TYLER & LAUREN
NEIGHBORS
20700 JOHN GILL DR
MANOR, TX 78653

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653

NGUYEN TUAN & NHIEU NGUYEN
124 SNOWFLAKE DR
ROUND ROCK, TX 78664

RHOF LLC
2730 TRANSIT RD
WEST SENECA, NY 14224

BLDG DUQUE STATES LLC
2311 W HOWARD LN
AUSTIN, TX 78728

NGUYEN LE FAMILY TRUST THE
808 HEDGESTONE WAY
MODESTO, CA 95355

CUADRADO DAIRON LABARGA
20302 LONE PEAK PASS
MANOR, TX 78653

OUEDRAOGO ABOUBACAR SIDIKI
13833 HOWSER TRCE
MANOR, TX 78653

HO STEVEN A & KATIE LAM-HO
20311 LONE PEAK PASS
MANOR, TX 78653

GARCIA ROBERTO JOSE &
20809 PHEBE FOSTER ST
MANOR, TX 78653

PEREZ DANIEL & FRANCISCA PEREZ
20708 JOHN GILL DR
MANOR, TX 78653

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PASS
MANOR, TX 78653

MAHMOUD SAMI & MICHELE A
MOBLEY
20813 PHEBE FOSTER ST
MANOR, TX 78653

SCHAFER DENNIS D
2616 BUTLER WAY
ROUND ROCK, TX 78665-3842

PADRON ALMA BEATRIZ MEDRANO &
20401 PHEBE FOSTER ST
MANOR, TX 78653

FAY WALTER F (VLB)
7405 CHISOS PASS
AUSTIN, TX 78724

SALAS ISIDORO RODRIGUEZ & OSCAR
GERARDO MAC
11900 BRIARCREEK LOOP
MANOR, TX 78653-4622

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 14, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.
Applicant: Ricardo Velazquez
Owner: Rocio Valazquez

BACKGROUND/SUMMARY:

This item is the follow-up of zoning ordinance 747 that was approved on June 5, 2024. The applicant at the time requested C-2 for an event center and was approved by the Council. This request is the continuation of that as it requires a specific use permit to proceed.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Site plan Draft
- Mailing Labels
- Mail public notice
- Ordinance 747

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

CHECKSET FOR REVIEW ONLY

ROUTE 1100 EVENT CENTER



3D VISUALIZATION





OUTLINE SPECIFICATIONS FOR OFFICE BUILDING MANOR,TEXAS

DIVISION 1 - GENERAL REQUIREMENTS

.1 General:

.01 This project shall be constructed of carefully selected materials to provide low maintenance cost, initial low construction cost and durability.

.02 All provisions for the handicapped are to be part of the contract.

.2 Insurance: General Contractor shall furnish and pay for the following insurance policies indemnifying himself, the Owner and the Architect.

DIVISION 2 - SITE WORK:

.1 Soil Treatment: Termite control is to be provided under entire building slab.

.2 Sidewalks: To be 4" thick Concrete over 2" compacted sandfill. Reinforced with welded wire mesh.

.3 Finish Grading: To be hand graded approximately 20' from the building and all improvements.

.4 Landscaping: Included as a part of this contract.

DIVISION 3 - CONCRETE:

.1 Foundation: Reinforced concrete monolithic beam and slab on 6" compacted selected fill. Concrete slab shall be trowel finish. All concrete shall be minimum 3,000 PSI Test at 28 days.

.2 Vapor Barrier: 6 mil polyethelene

DIVISION 4 - MASONRY:

.1 Portland Cement Plaster system over hot dipped galv. paper backed self furring metal lath over 8" cmu with cavity wall foam filled insulation

.2 Interior Stud Walls: 4" studs and gypsum drywall partitions.

DIVISION 6 - CARPENTRY:

.1 Architectural wood work.

DIVISION 7 - MOISTURE CONTROL:

.1 Roofing: METAL Roofing system
.2 Insulation: 6" building insulation. Batt insulation above SAC.

DIVISION 8 - DOORS, WINDOWS, AND GLASS:

.1 Doors and Frames: All interior doors shall be 1-3/4" solid core flush veneer doors. Frames shall be hollow metal frames.

.2 Storefront Doors and Frames: All exterior storefront system shall be aluminum.

.3 Glass: All glass shall be 1/4" tempered glass.

DIVISION 9 - FINISHES:

.1 Floors: All central traffic areas shall be vinyl composition tile

01 Offices to be 1/8" vinyl composition tile.
02 Base shall be rubber base.

.2 Walls
01 All gypsum walls shall be painted.

.3 Ceilings: Areas where shown shall be suspended acoustical grid system with square edge fissured mineral fiber board panels. and/or painted gypsum board
DIVISION 10 - SPECIALTIES:

.1 None Required.

DIVISION 11 - EQUIPMENT:

.1 None Required.

DIVISION 12 - FURNISHINGS:

.1 None Required.

DIVISION 13 - SPECIAL CONSTRUCTION:

.1 None Required

PROJECT INFORMATION

2018 International Building Code
2018 International Mechanical Code
2018 International Fire Code
2018 International Plumbing Code
2018 International Energy Conservation Code
2018 National Electric Code
2018 NPPA Life Safety Code
ADA Accessibility Guidelines

1. USE AND OCCUPANCY CLASSIFICATION:
EVENT CENTER

2. BUILDING HEIGHT:

Actual Height (stories/height) 1 story / 22'-6"

3. BUILDING AREA:
Building Floor Area (Fire Area) 5,865

4. Fire Protection Systems:
A. Fire Smoke Detection Required Yes Provided Yes
B. Portable fire Exinguisher Required Yes Provided Yes
C. Fire Sprinkler System Required NO Provided NO

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

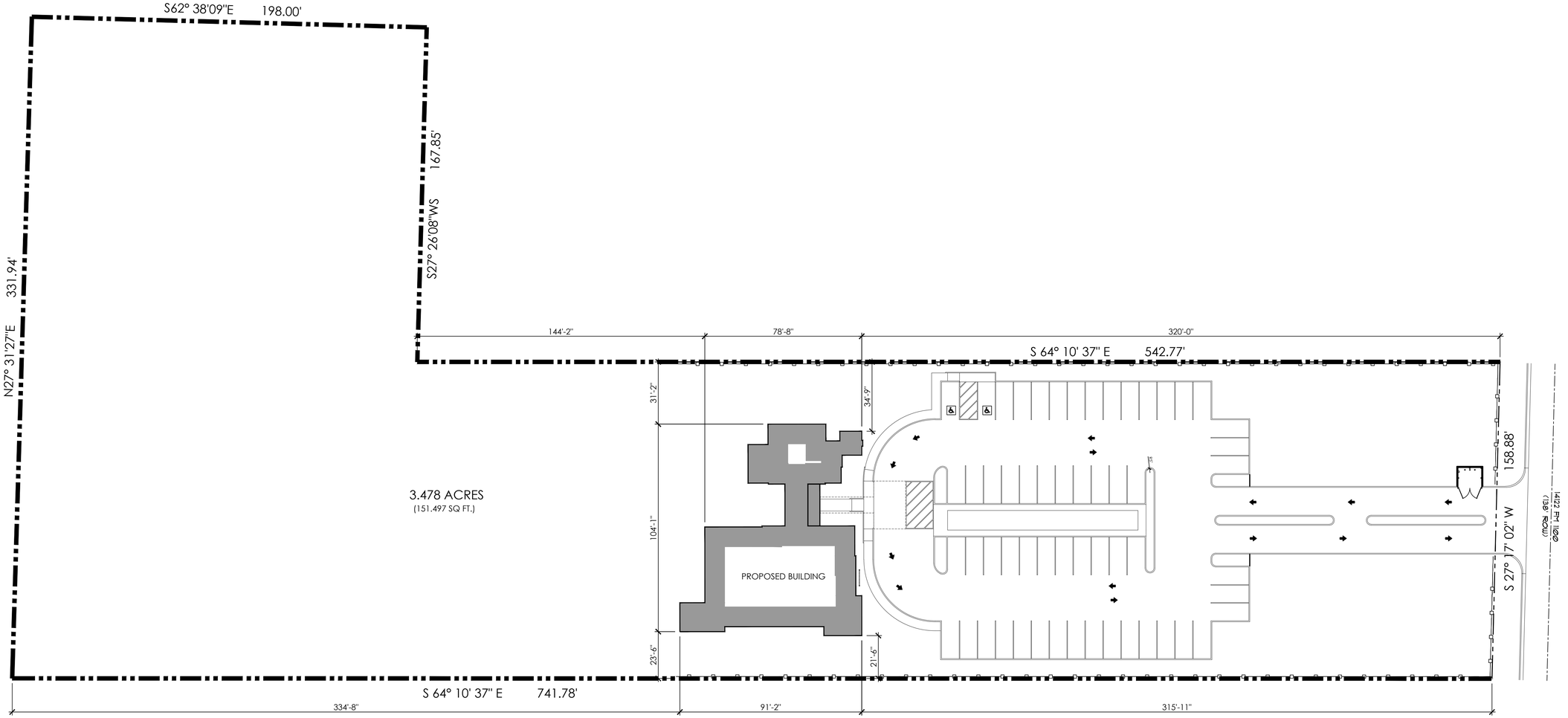
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	COVER
PROJECT #	DT24-096

SHEET

COVER



BUILDING LOCATION PLAN

SCALE: 1" = 20'-0"

SITE NOTES:

1. FINISH GRADE TO BE 4" BELOW FINISH FLOOR ELEVATION SLOPE AWAY FROM ALL IMPROVEMENTS AT A RATE OF 1/4" PER FOOT FOR THE FIRST 10'-0"; THEN AT A RATE OF 1/8" PER FOOT FOR THE NEXT 20'-0"

2. SIDE WALK SLOPE IS NOT TO EXCEED 1:20 WITH A CROSS SLOPE OF 1:50 AT ANY INSTANCE.

3. REFERENCE SHEET MEP1 FOR SITE IMPROVEMENTS AND MECHANICAL, ELECTRICAL, AND PLUMBING SITE NOTES

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	SITE PLAN
PROJECT #	DT24-096

SHEET

C1.01

LEGEND

LANDSCAPE	5,695.22	S.F.
PAVED PARKING LOT	9,405.45	S.F.
SIDEWALKS	1,817.09	S.F.
BUILDING	5,865.00	S.F.
CURB & GUTTER	599.00	L.F.
DEVELOPMENT LOT	25,000.00	S.F.

OWNER INFORMATION

NAME: ROCIO VELASQUEZ

COMPANY:

ADDRESS:

PHONE: 512.840.8392

PARKING SPACES

ZONING: Commercial

PARKING REQUIRED : 23 PARKING SPACES
PARKING PROVIDED : 25 PARKING SPACES

WASTE DISPOSAL DUMPSTER ENCLOSURE SPECIFICATIONS

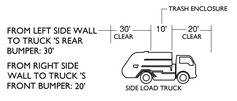
SPACE REQUIREMENTSFOR AREA TO BE UTILIZED BY TRUCK

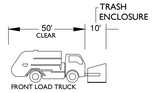
A) SIDE LOAD TRUCK: SINCE SIDE LOAD DUMPSTERS ARE SERVICED WITH THE TRUCK PARKED PARALLEL TO THE ENCLOSURE AND THE LIFTING MECHANISM IS LOCATED DIRECTLY BEHIND THE DRIVER'S FRONT DOOR, SIGNIFICANT PORTIONS OF THE TRUCK EXTEND BEYOND THE DUMPSTER IN BOTH DIRECTIONS. IT IS REQUIRED THEREFORE THAT THE AREAS DESCRIBED BELOW BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER ENCLOSURE

B) FRONT LOAD TRUCK: SINCE A FRONT LOAD TRUCK IS SIGNIFICANTLY LARGER THAN A SIDE LOAD TRUCK THE SPACE REQUIREMENTS ARE GREATER. A FRONT LOAD TRUCK SERVICES THE DUMPSTER WHILE PARKED PERPENDICULAR TO THE ENCLOSURE AND THE TRUCKS FRONT BUMPER RESITING AGAINST FACE OF DUMPSTER. THE AREA DESCRIBED BELOW MUST BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER.

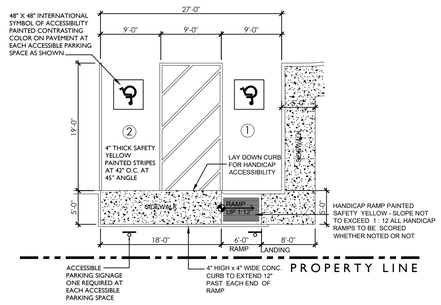
GATES
MUST SWING OPEN FULLY 180 DEGREES. SLIDING BARREL BOLTS MUST BE INSTALLED ON INSIDE WALL OF EACH GATE AT BOTTOM CORNERS. HOLES LARGE ENOUGH TO RECEIVE BARREL BOLTS MUST BE DRILLED IN PARKING LOT SURFACEAT FULLY CLOSED LOCATION AND THE FULLY OPEN (180 DEGREES LOCATION

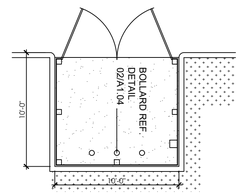
ENCLOSURE DIMENSIONS
10' INTERIOR SIDE WALL TO INTERIOR SIDE WALL
10' INTERIOR OF GATE TO INTERIOR OF REAR WALL





OPENING AND CLOSING OF GATES
IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER TO OPEN AND CLOSE THE GATES ON SERVICE DATES. IT IS RECOMMENDED THAT THE GATES BE OPENED AT THE START OF THE BUISINESS ON SERVICE DAYS





TRASH ENCLOSURE

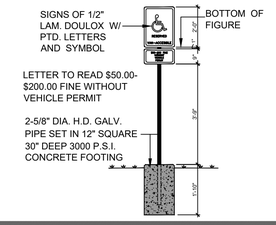
SCALE: 1/8" = 1'-0"

SITE NOTES:

1. FINISH GRADE TO BE 6" BELOW FINISH FLOOR ELEVATION SLOPE AWAY FROM ALL IMPROVEMENTS AT A RATE OF 1/4" PER FOOT FOR THE FIRST 10'-0"; THEN AT A RATE OF 1/8" PER FOOT FOR THE NEXT 20'-0"

2. SIDE WALK SLOPE IS NOT TO EXCEED 1:20 WITH A CROSS SLOPE OF 1:50 AT ANY INSTANCE.

3. REFERENCE SHEET MEP1 FOR SITE IMPROVEMENTS AND MECHANICAL, ELECTRICAL, AND PLUMBING SITE NOTES

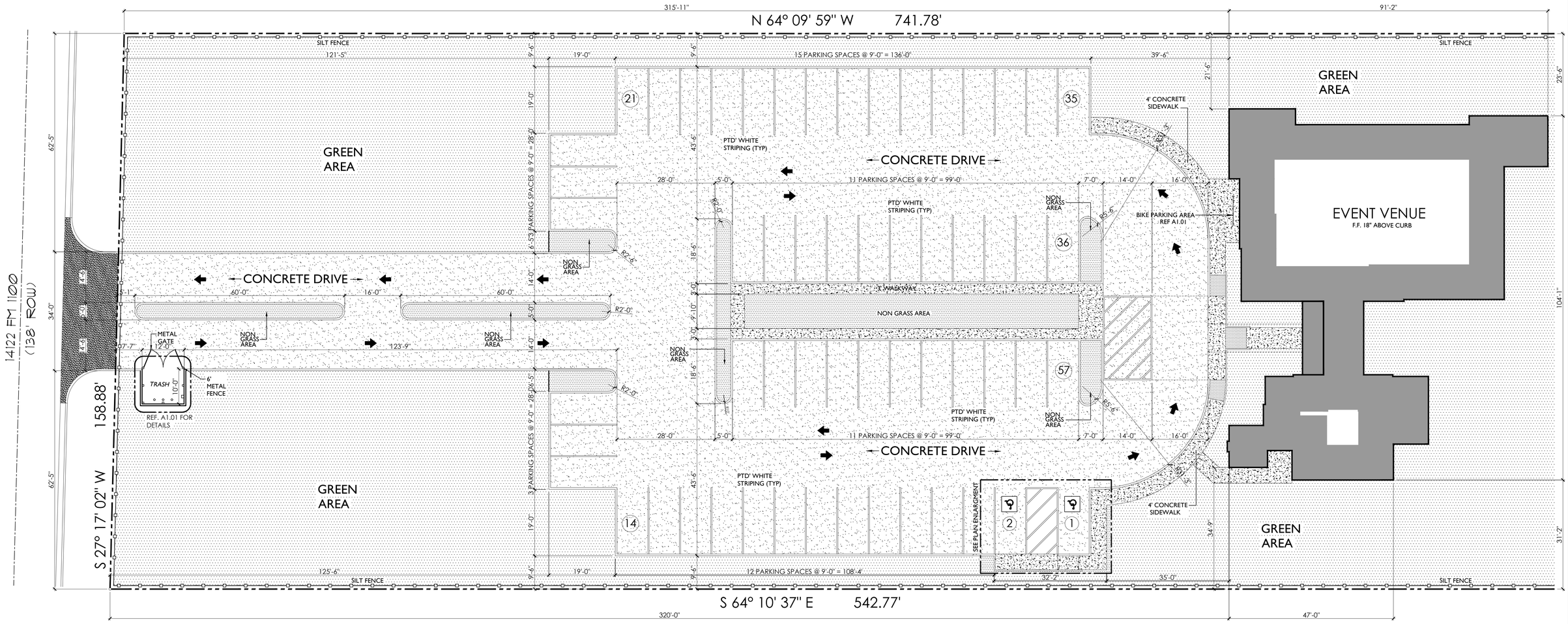


SIGN/ ANCHOR DETAIL

SCALE: 1/8" = 1'-0"

ONE (1) VAN ACCESSIBLE HANDICAP PARKING SPACE REQUIRED AT EACH DESIGNATED HANDICAP PARKING AREAS

ONE (1) SIGN SIMILAR FOR REGULAR HANDICAP PARKING SPACE. SIGN DOES NOT INCLUDE VAN ACCESSIBLE NAME. ONE (1) PER HANDICAP SPACE



SITE PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

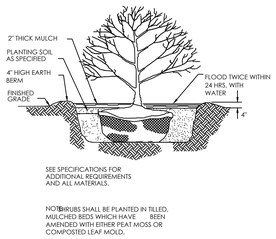
BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

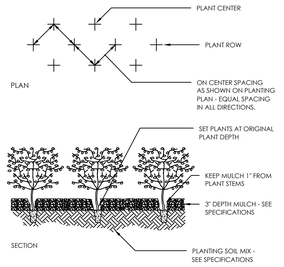
B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	SITE PLAN
PROJECT #	DT24-096

SHEET
C1.02



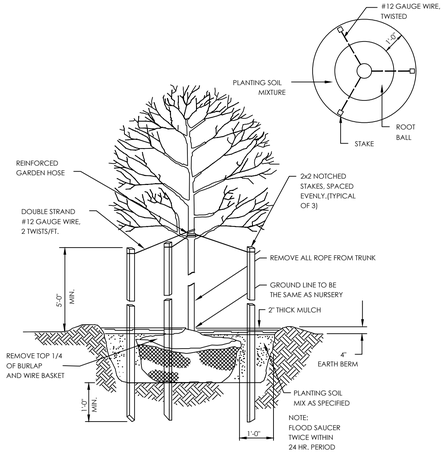
04 SHRUB PLANTING
NOT TO SCALE



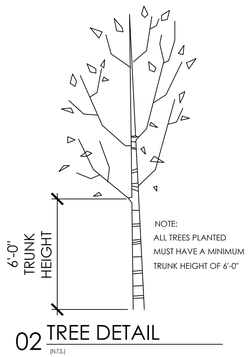
GROUNDCOVER PLANTING
NOT TO SCALE

LANDSCAPE PLAN NOTES:

1. OWNER WILL INSTALL BACKFLOW PREVENTER SYSTEM FOR LANDSCAPE SPRINKLER SYSTEM (COORDINATE LOCAL PUBLIC UTILITIES)
2. NO POWER LINES ARE CURRENTLY LOCATED ON PROPERTY



01 TYP. DECIDUOUS TREE PLANTING
NOT TO SCALE



02 TREE DETAIL
[N.T.S.]

IRRIGATION NOTE:

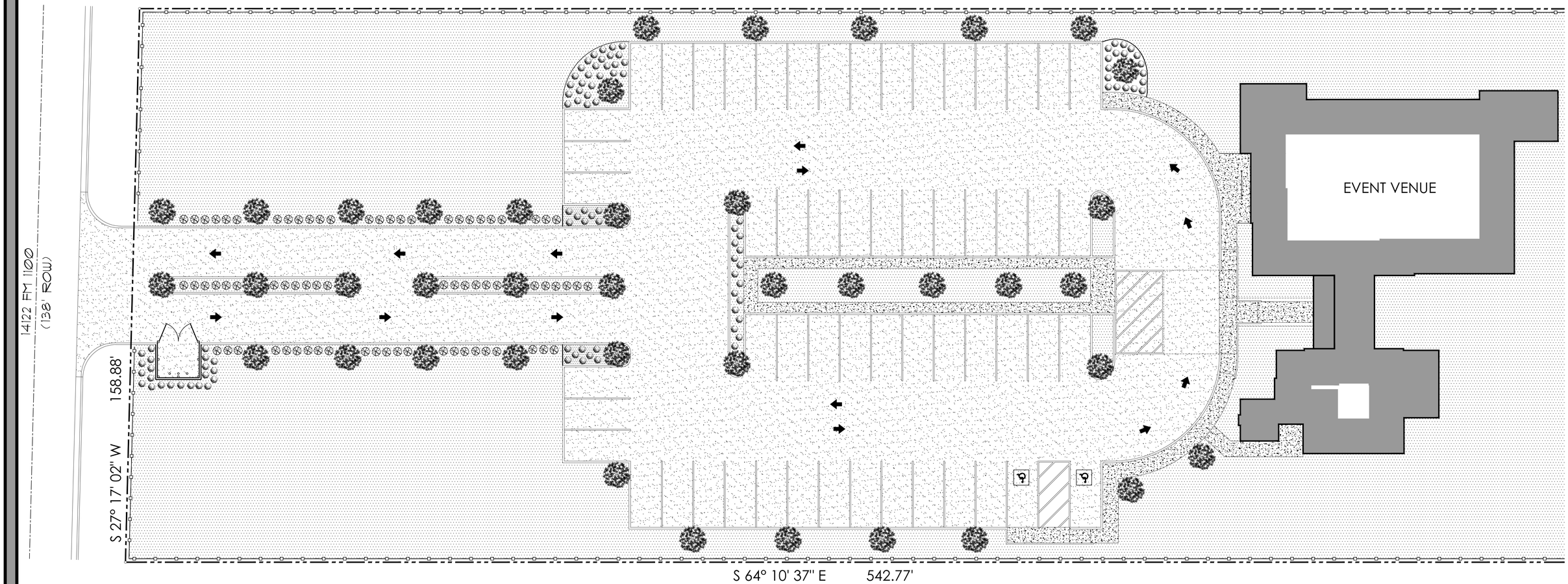
THE APPLICANT WILL PROVIDE AN AUTOMATIC IRRIGATION ON OR BEFORE ANY REQUEST FOR A CERTIFICATE OF OCCUPANCY.

LANDSCAPING LEGEND

QTY.	COMMON NAME	BOTANICAL NAME	SYMBOL	SIZE
107	OLEANDER	NERIUM OLEANDER		1 GAL./ 36"
40	OAK TREE	QUERCUS COCCINEA		3" CAL /6' HIGH
73	MEXICAN ORANGE BLOSSOM	CHIOSYA TERNATA		3" CAL /3' HIGH
--				OPEN LAWN GRASS (HYDRO-MULCHED GRASS)

LANDSCAPE ORDINANCE REQUIREMENTS

DESCRIPTION	QUANTITY
TOTAL SITE AREA	151,497.00 S.F.
DEVELOPED AREA	67,375.00 S.F.
PROVIDED PARKING LOT TREES	40
AREA OF IRRIGATION	SPRINKLER SYSTEM



SITE PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

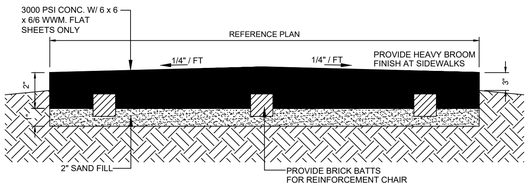
BEING 3,478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

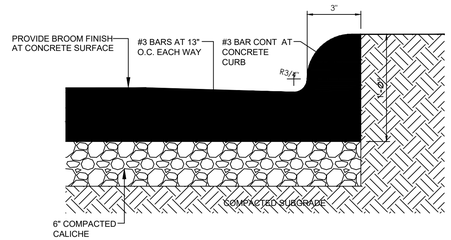
B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	LANDSCAPE
PROJECT #	DT24-096

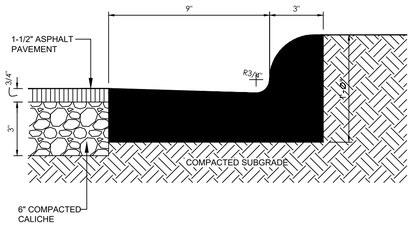
SHEET
C1.03



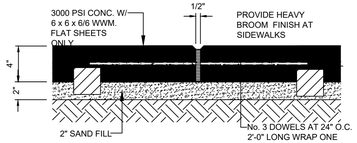
11 SIDEWALK DETAIL
SCALE: 1-1/2" = 1'-0"



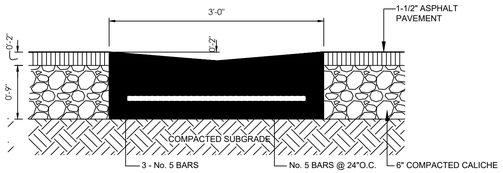
10 CURB & GUTTER DETAIL
SCALE 1 1/2" = 1'-0"



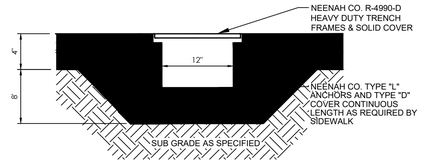
09 CURB & GUTTER DETAIL
SCALE 1 1/2" = 1'-0"



07 SIDEWALK EXP. JT. DETAIL
SCALE: 1-1/2"=1'-0"

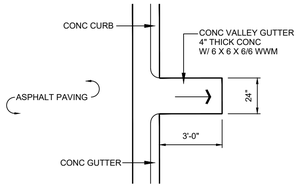


06 VALLEY GUTTER DETAIL
SCALE: 1-1/2"=1'-0"

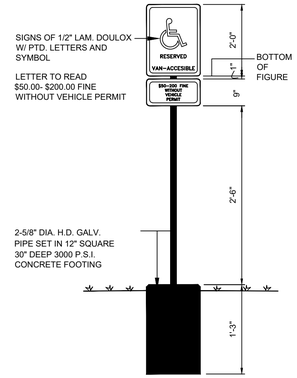


05 TRENCH DETAIL
SCALE 1 1/2" = 1'-0"

NOTE: PROVIDE FOR FIFTEEN (25) UNITS TO BE LOCATED BY ARCHITECTS OFFICE



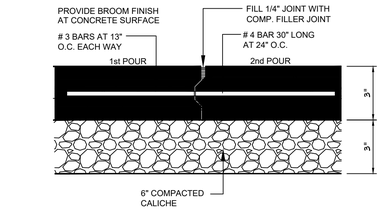
03 CURB BREAK DETAIL
SCALE 1/4" = 1'-0"



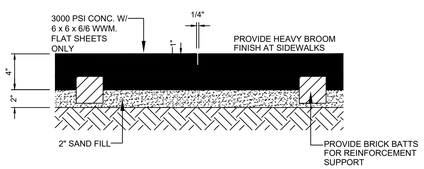
02 SIGN / ANCHOR DETAIL
SCALE: 1/2"=1'-0"

ONE (1) VAN ACCESSIBLE HANDICAP PARKING SPACE REQUIRED AT EACH DESIGNATED HANDICAP PARKING AREAS

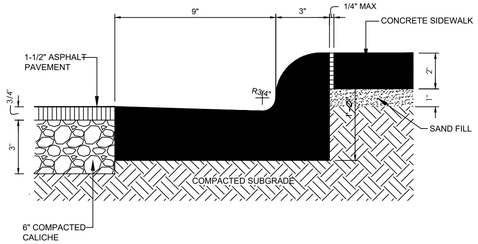
ONE (1) SIGN SIMILAR FOR REGULAR HANDICAP PARKING SPACE. SIGN DOES NOT INCLUDE VAN ACCESSIBLE NAME. ONE (1) PER HANDICAP SPACE



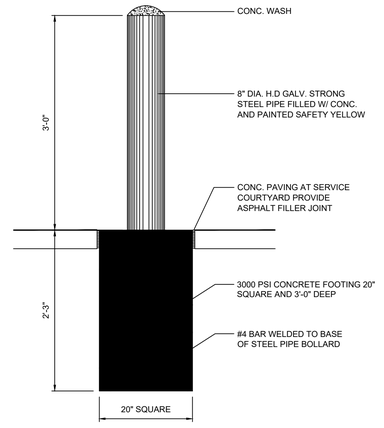
13 CONC. PAVING CONST. JNT.
SCALE: 3/4" = 1'-0"



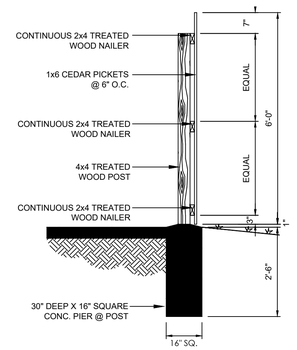
12 SIDEWALK CONTROL JT.
SCALE: 1-1/2"=1'-0"



08 CURB & GUTTER DETAIL @ SIDEWALK CONDITION
SCALE 1 1/2" = 1'-0"



04 PIPE BULLARD DETAIL
SCALE 3/8" = 1'-0" SEE SITE PLAN FOR LOCATION



01 CEDAR FENCE SECTION
SCALE: 3/4"=1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

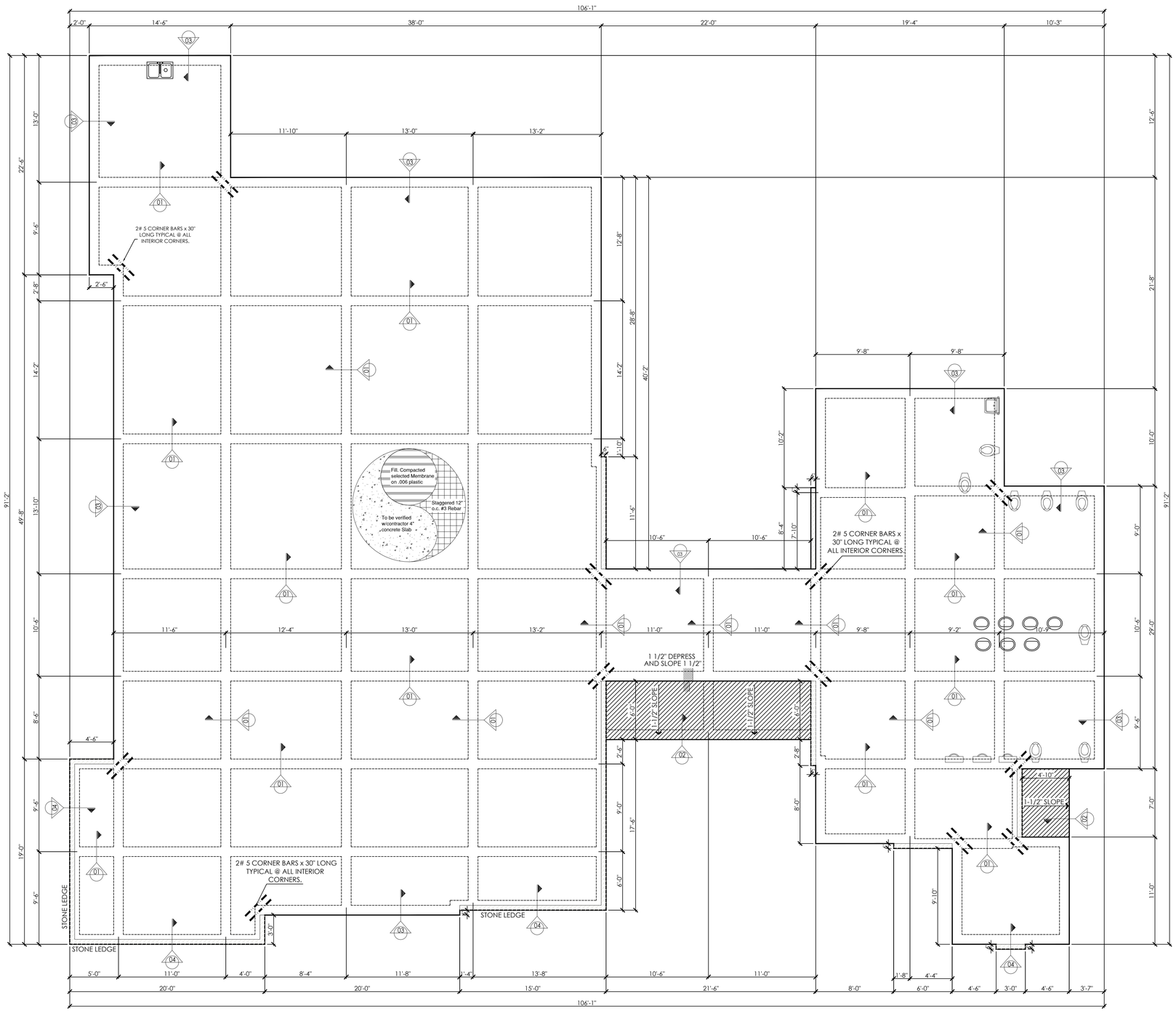
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	SITE PLAN DETAILS
PROJECT #	DT24-096

SHEET

A2.03



CONCRETE NOTES

1. ALL CONCRETE WORK, DETAILING and ERECTION SHALL CONFORM TO THE FOLLOWING:

   ACI #301: SPECIFICATIONS
   ACI #318: BUILDING CODE REQUIREMENTS
   ACI #315: MANUAL OF STANDARD PRACTICE
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:

SIDEWALKS and DRIVES:	3000 PSI
SLABS and GRADE BEAMS:	3000 PSI
3. CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS:

REINFORCING:	A615, Grade 60, Deformed
WELDED WIRE MESH:	A185
AGGREGATE:	C33
READY MIXED CONCRETE:	C94
PORTLAND CEMENT:	C150
FIELD CYLINDERS:	C31
COMPRESSIVE TESTING:	C39
4. STANDARD PROTECTIVE COVER FOR REINFORCING, UNLESS OTHERWISE NOTED:

AGAINST DIRT or FILL:	2 inches
EXPOSED TO EARTH or WEATHER:	2 inches
SLABS and WALLS:	1 inch
OTHER:	1 1/2 inches
5. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI #315
6. HORIZONTAL CONSTRUCTION JOINTS ARE NOT ALLOWED IN SLABS OF BEAMS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER.
7. MAINTAIN AT LEAST 1 inch BETWEEN REINFORCING BARS WHEREVER POSSIBLE
8. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED 40 BAR DIAMETERS OR 12 inches MIN.
9. PUMPED CONCRETE SHALL MEET THESE ADDITIONAL REQUIREMENTS:

MAXIMUM COARSE AGGREGATE SIZE:	3/4 inch
ADDITIONAL CEMENT	1/2 Sack
MAXIMUM SLUMP:	5 Inches

   DO NOT PUMP THRU AN ALUMINUM TUBE
10. CURE CONCRETE BY FLOODING FOR MINIMUM 72 HOURS. ALTERNATE METHOD: APPLY SPRAYED-ON CURING COMPOUND MEMBRANE AS FINAL CONCRETE FINISHING PROGRESSES. USE COMPOUND THAT WILL NOT AFFECT BOND IN AREAS THAT REQUIRE ADHESION.
11. PROVIDE SHOP DRAWINGS OF REINFORCING AND ACCESSORIES FOR REVIEW BY ARCHITECT

NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGNED BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN, IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.

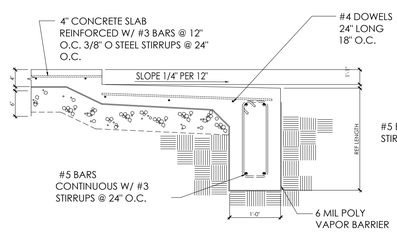
1.-BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2.-BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

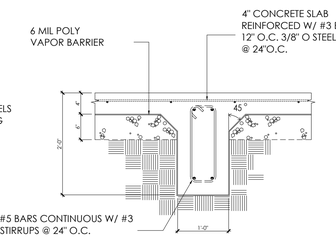
3.- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

REINFORCEMENT NOTES

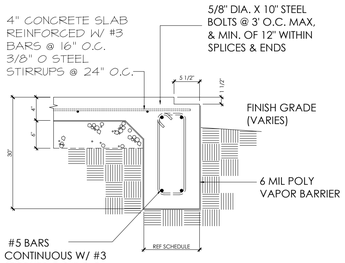
1. GRADE BEAMS:
   4 - #6 BARS CONTINUOUS (2-TOP/2-BOTTOM)
   #3 STIRRUPS AT 24" ON CENTER
   GRADE 60 STEEL
2. SLAB:
   #3 BARS AT 12" ON CENTER
   2- #6 CORNER BARS AT ALL CORNERS
3. MINIMUM 6 MIL WATERPROOFING MEMBRANE UNDER BUILDING SLAB AND ALL AREAS WHERE CONCRETE SLAB IS COVERED BY CERAMIC TILE OR OTHER DECORATIVE APPLIED SURFACING.
4. PROVIDE DOWELS TO ADJACENT CONCRETE SLAB CONSTRUCTION
   #4 DOWELS AT 18" ON CENTER
5. CONCRETE STRENGTH: 3000 PSI MINIMUM AT 28 DAYS
6. MINIMUM 40 DIAMETER LAP AT BAR SPLICE



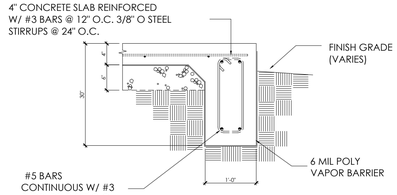
2 OUTSIDE PORCH
SCALE: 3/4" = 1'-0"



1 INTERIOR BEAM
SCALE: 3/4" = 1'-0"



4 STONE PERIMETER
SCALE: 3/4" = 1'-0"



3 STUCCO PERIMETER
SCALE: 3/4" = 1'-0"

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

Member of The Texas Society of Architects Institute of Building Design
www.tbid.org www.abid.org
Professional Members

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

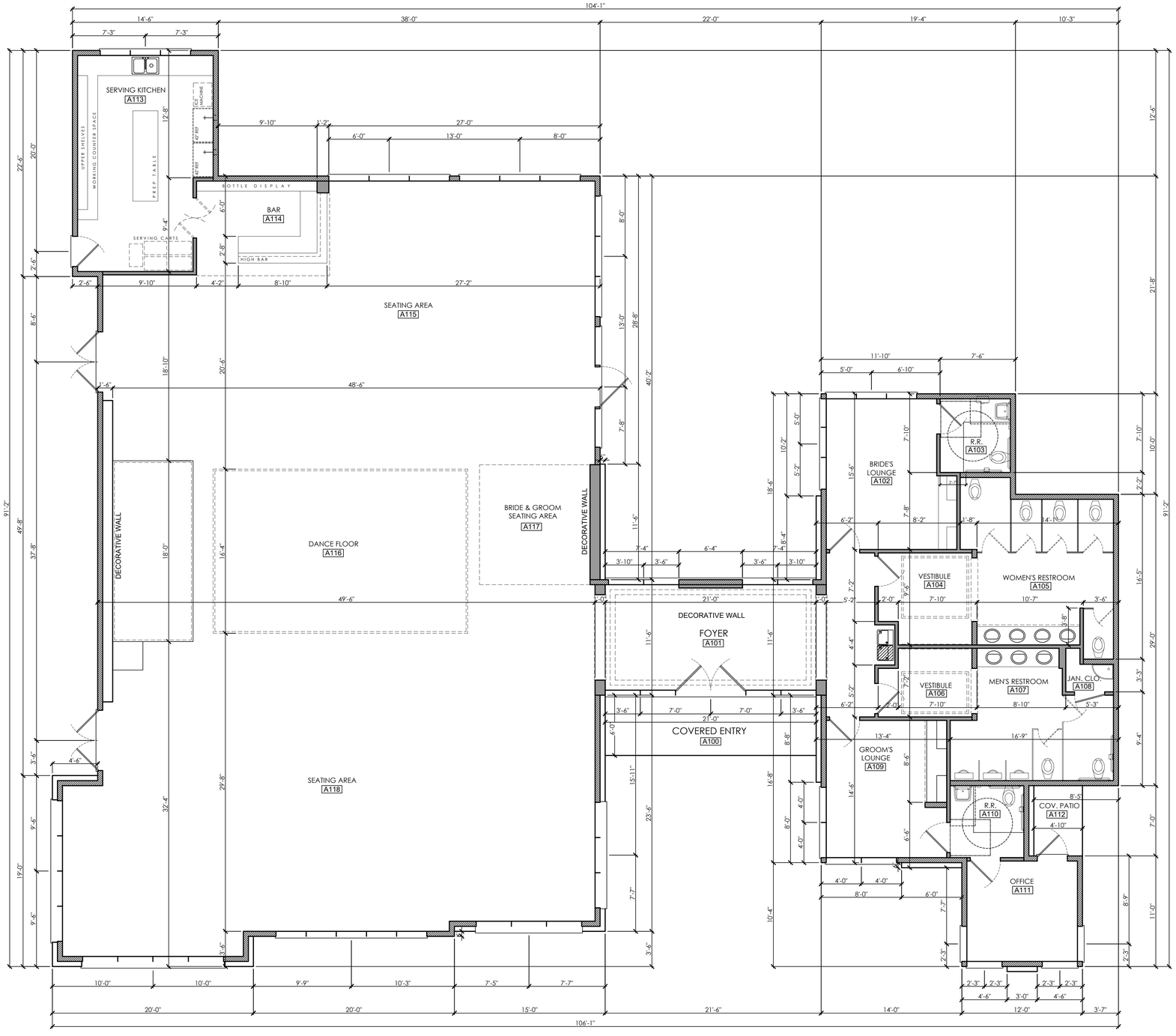
BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FOUNDATION
PROJECT #	DT24-096

SHEET
S1.01



OCCUPANCY CHART

DESCRIPTION	SQ. FT. / CAPACITY
RECEPTION AREA DJ/TABLES & CHAIRS/BRIDE GROOM	2,850 SQ. FT. / 15 190
DANCE FLOOR	680 SQ. FT. / 5 135
FOYER	220 SQ. FT. / 5 44
BRIDE'S LOUNGE	163 SQ. FT. / 15 11
GROOM'S LOUNGE	150 SQ. FT. / 15 10
SERVING KITCHEN	70 SQ. FT. / 15 15
OFFICE	70 SQ. FT. / 15 5
TOTAL BUILDING CAPACITY	410 OCCUPANTS

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.

1.-BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2.-BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

3.- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

WALL LEGEND

2" x 4" FRAMED WALL

2" x 6" FRAMED WALL

SQUARE FOOTAGE

BUILDING AREA	5,739 SQ. FT.
COVERED ENTRY	126 SQ. FT.
TOTAL LIVING AREA	5,865 SQ. FT.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	BASE	FLR	WALLS N	WALLS S	WALLS E	WALLS W	CLG.	CLG. HEIGHTS	REMARKS
A100	COV. ENTRY		CONC.		P.C.P.					
A101	FOYER	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A102	BRIDE'S LOUNGE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A103	RESTROOM	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	6'-0" HIGH C.T. WAINSCOT
A104	VESTIBULE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	
A105	WOMEN'S R.R.	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A106	VESTIBULE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A107	MEN'S R.R.	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	6'-0" HIGH C.T. WAINSCOT
A108	JANITORS	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A109	GROOM'S LOUNGE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A110	RESTROOM	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A111	OFFICE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A112	COV. PATIO		CONC.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A113	SERVING KITCHEN	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY
A114	BAR	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A115	SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A116	DANCE FLOOR	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY
A117	B & G SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A118	SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY

DIMENSIONAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

Texas Association of Builders BUILDING DESIGN www.tab.org www.aibd.org

Member of The Texas Society of The American Institute of Building Designers

AIBD Professional Members

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

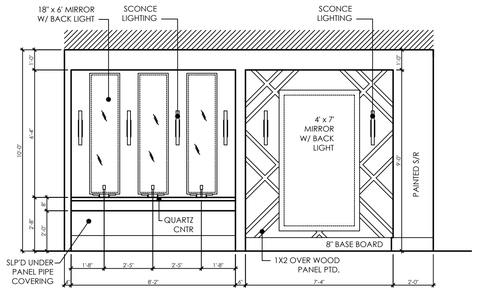
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

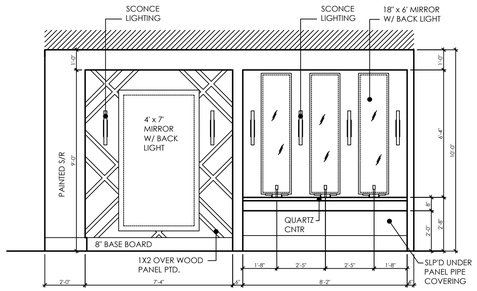
DATE:	4.12.25
DRAWING NAME:	FLOOR PLAN
PROJECT #	DT24-096

SHEET

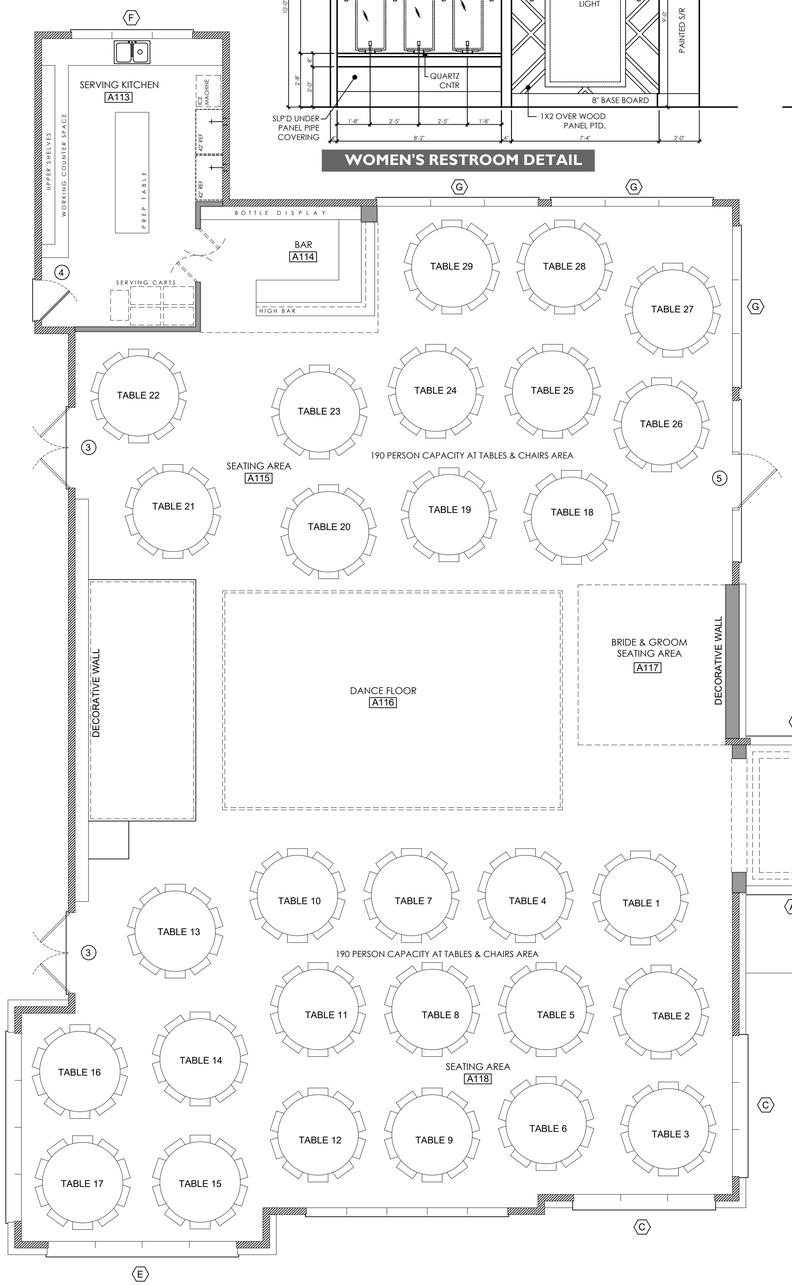
A2.01

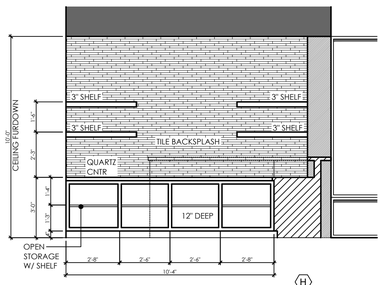


WOMEN'S RESTROOM DETAIL

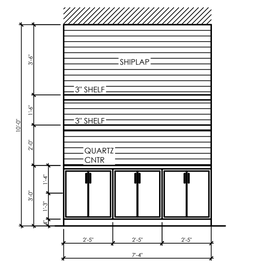


MEN'S RESTROOM DETAIL

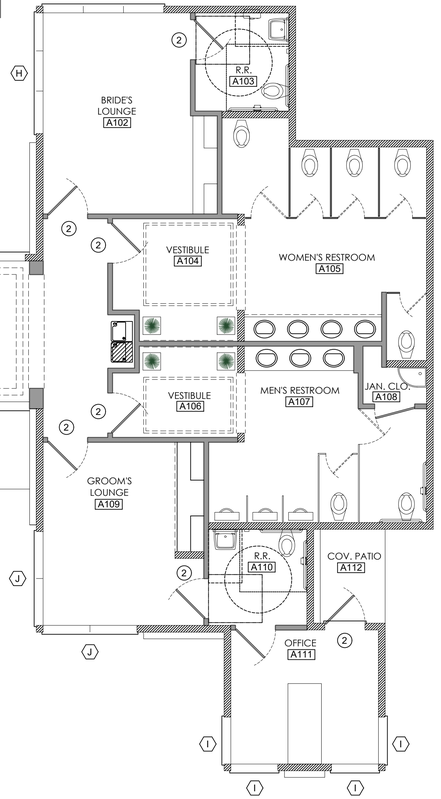




BAR AREA DETAIL



GROOM/BRIDE CABINET DETAIL

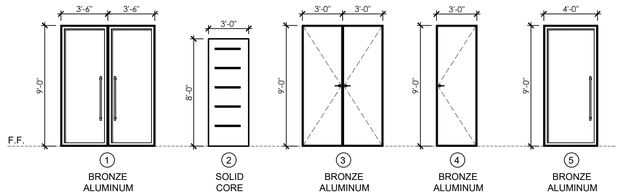


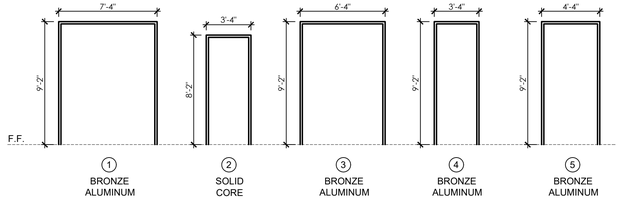
DOOR SCHEDULE

DOOR NO.	DOOR MATL	DOOR W	DOOR H	DOOR T	FRAME MATL	FRAME W	FRAME H	FRAME T	HDWR	DETAIL JAMB	DETAIL HEAD	DETAIL SILL	REMARKS
1	ALUM	PR. 3'-6"	9'-0"		ALUM	7'-4"	9'-2"						
2	S/C	3'-0"	8'-0"		ALUM	3'-4"	8'-2"						
3	ALUM	PR. 3'-0"	9'-0"		ALUM	6'-4"	9'-2"						
4	ALUM	3'-0"	9'-0"		ALUM	3'-4"	8'-2"						
5	ALUM	4'-0"	9'-0"		ALUM	4'-4"	9'-2"						

NOTE : PROVIDE LABELED DOORS AT ALL FIRE RATED PARTITIONS

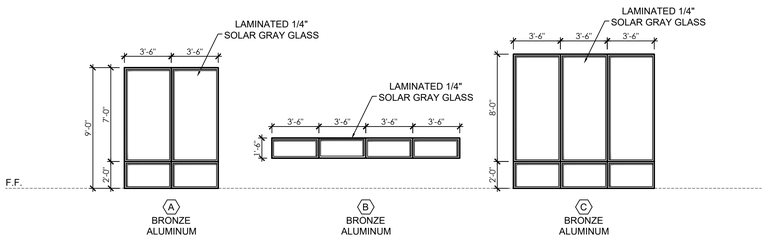
NOTE : ALL GLAZING SHALL BE 1/4" WIRE GLASS U.N.O.

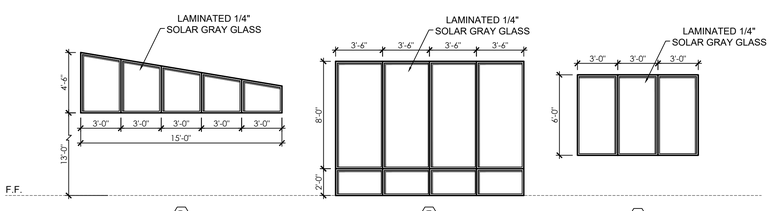


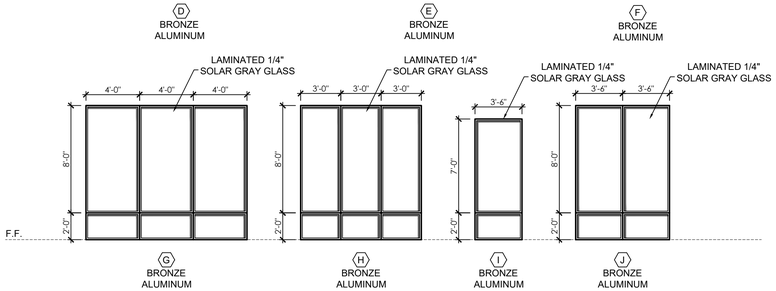


DOOR & FRAME ELEVATIONS

SCALE: 3/16" = 1'-0"







WINDOW ELEVATIONS

SCALE: 3/16" = 1'-0"

FIXTURE PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

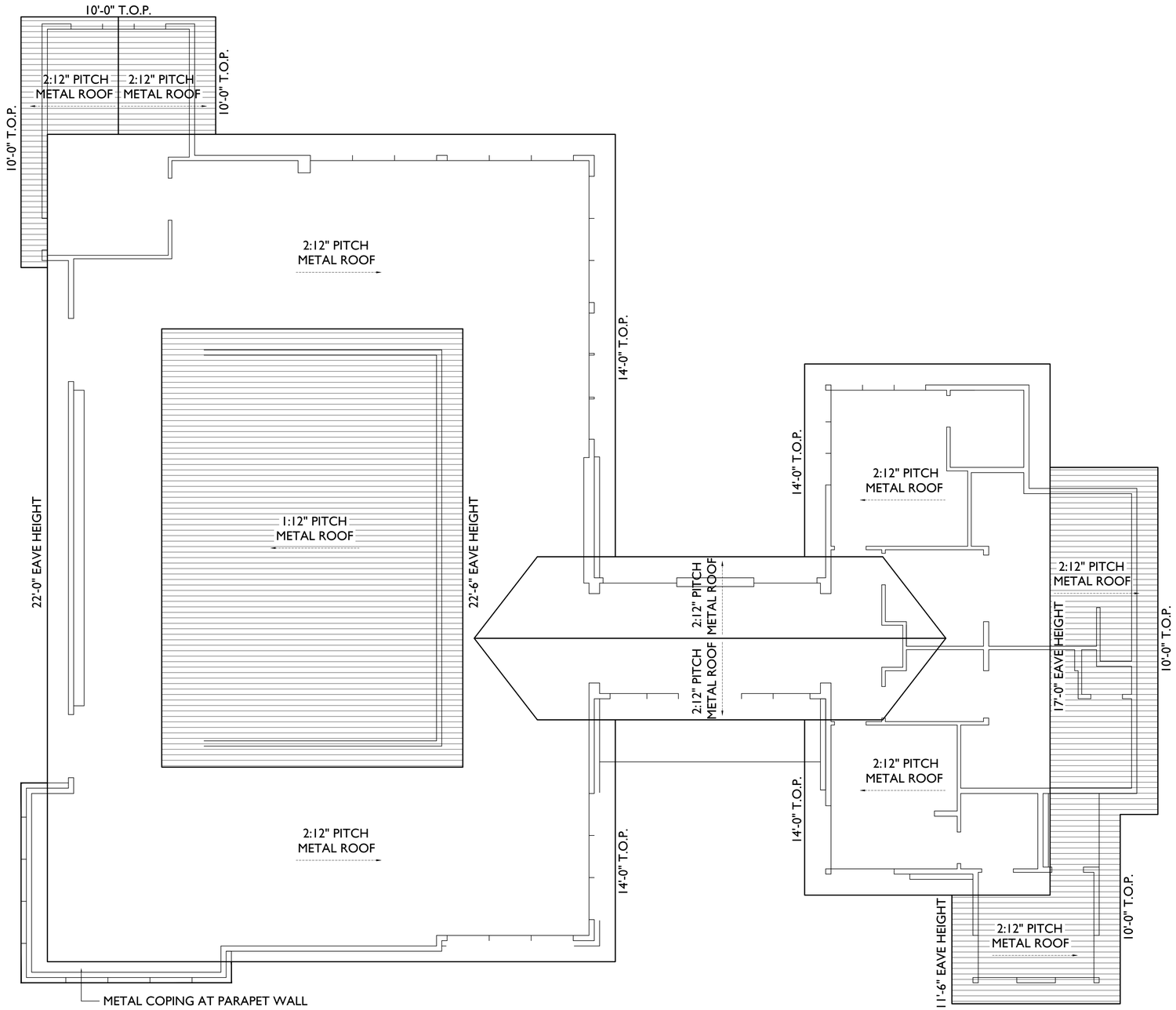
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FIXTURE PLAN
PROJECT #	DT24-096

SHEET

A2.02



ROOF PLAN

SCALE: 3/16" = 1'-0"

GENERAL ROOF NOTES

NOTE: ALL PENETRATIONS SHALL BE COORDINATED WITH MECHANICAL SUBCONTRACTOR AND SHALL BE PERFORMED BY THE ROOFING CONTRACTOR

PROVIDE WALKWAY SYSTEM AT ALL ROOF TOP AIR HANDLER UNITS AND ALL OTHER ROOF TOP EQUIPMENT

PROVIDE POSITIVE DRAINAGE IN AND AROUND ALL ROOF TOP EQUIPMENT SO AS TO DRAIN INTO AREA ROOF DRAINS

REFERENCE MECHANICAL DRAWINGS FOR ALL ROOF PENETRATIONS

PROVIDE PRE-MANUFACTURED CONCRETE SPLASH BLOCKS AT EACH ROOF DRAIN LINE NOZZLE

PROVIDE POSITIVE DRAINAGE TOWARDS ALL ROOF DRAINS BY USE OF CRICKETS

COORDINATE ALL ROOF EXPANSION JOINTS WITH STRUCTURAL ENGINEER'S ROOF FRAMING PLANS

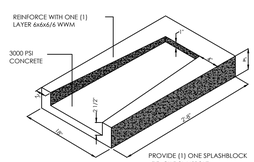
1 NOTE ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH MECHANICAL SUB-CONTRACTOR AND THEIR REQUIRMENTS AND SHALL BE PREFORMED BY THE METAL BUILDING ROOFING SUB-CONTRACTOR

2 REFERENCE MECHANICAL DRAWINGS FOR ALL REQUIRED ROOF PENETRATION LOCATIONS NOT SHOWN ON THIS PLAN

3 PROVIDE PRE-MANUFACTURED CONCRETE SPLASH BLOCKS AT EACH ROOF DOWN SPOUT LOCATION AND OR AT EACH ROOF DRAIN NOZZLE OUTLET. SECURE SPLASH BLOCKS TO EITHER GROUND OR BUILDING

4 REFER TO WALL SECTIONS SHEET A4.01 - A4.08 FOR ADDITIONAL ROOF NOTES

5 METAL BUILDING SUPPLIER TO CORRDINATE ALL DOWNSPOUT LOCATIONS SO AS TO ASSURE TJAT NO DOWNSPOUTS ARE LOCATED OVER DOOR OPENINGS OR OTHER KEY BUILDING ELEMENTS



02 SPLASHBLOCK DETAIL

SCALE - NONE

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

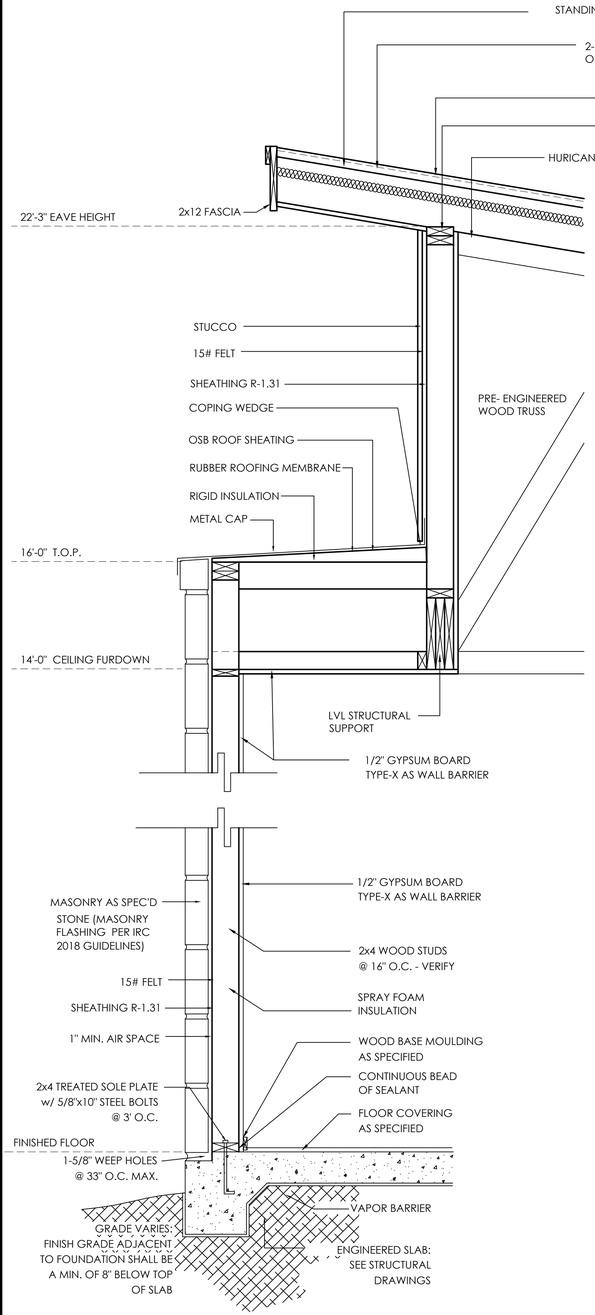
TRAVIS COUNTY , TEXAS 78526

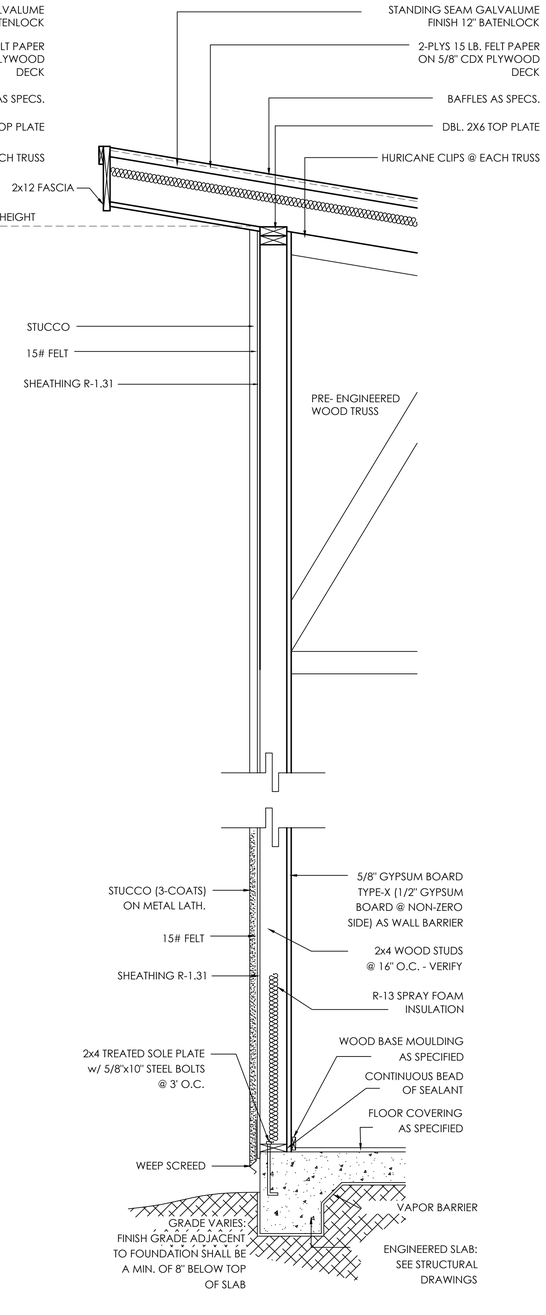
B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

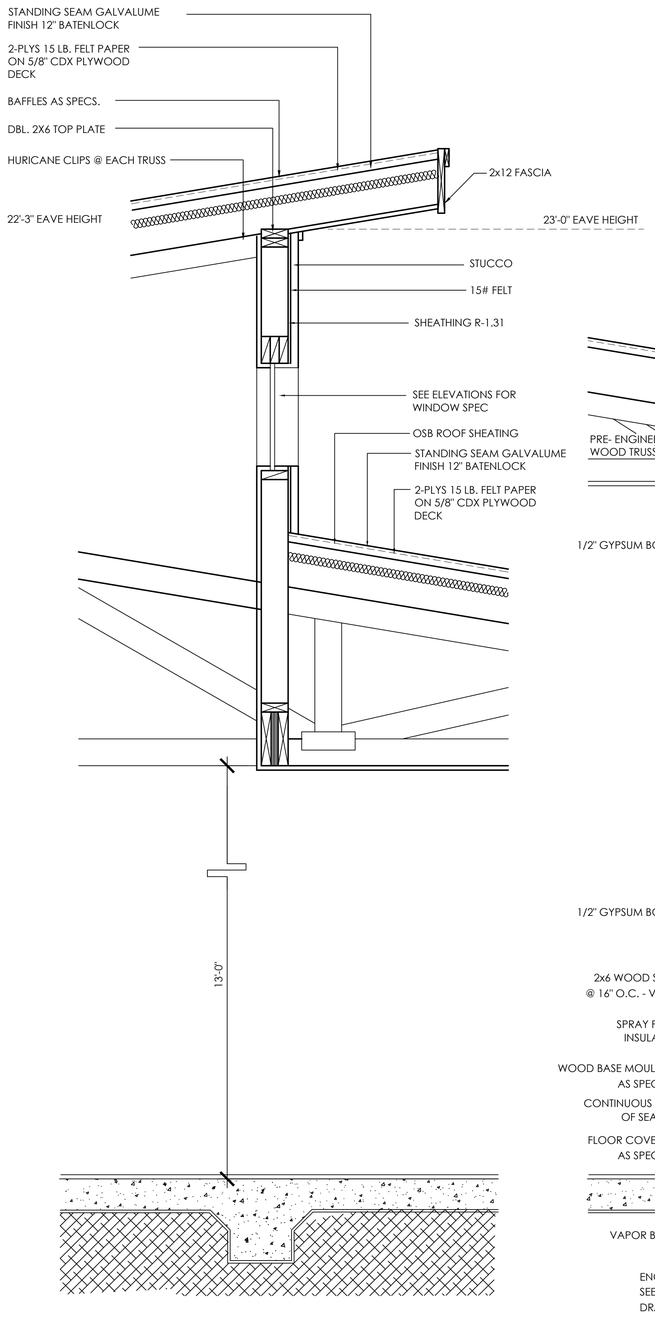
DATE:	4.12.25
DRAWING NAME:	FIXTURE PLAN
PROJECT #	DT24-096

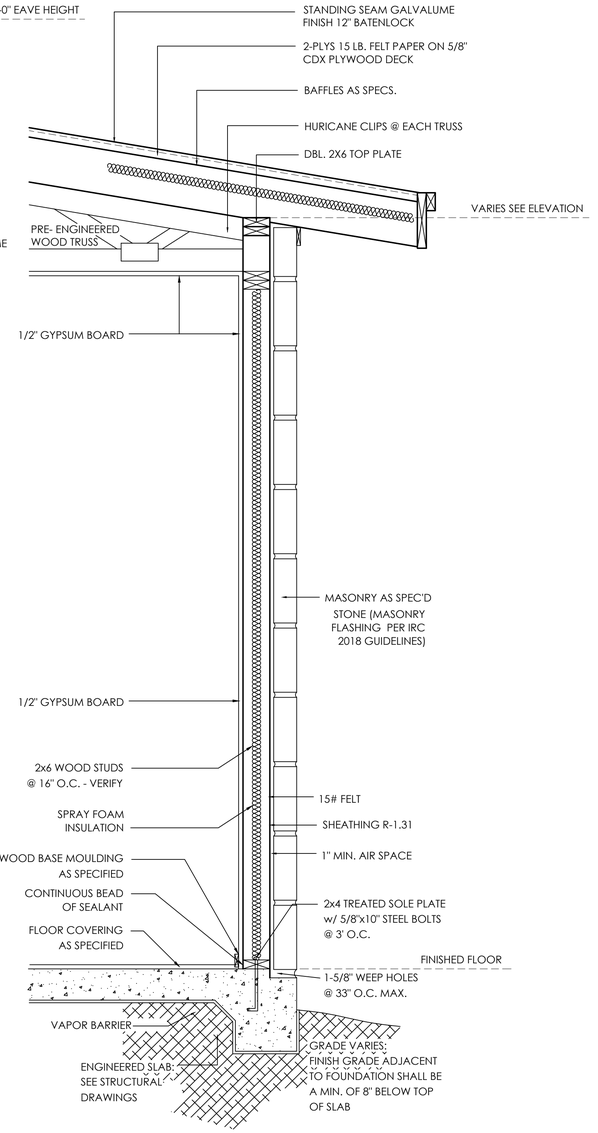
SHEET

A2.02









CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

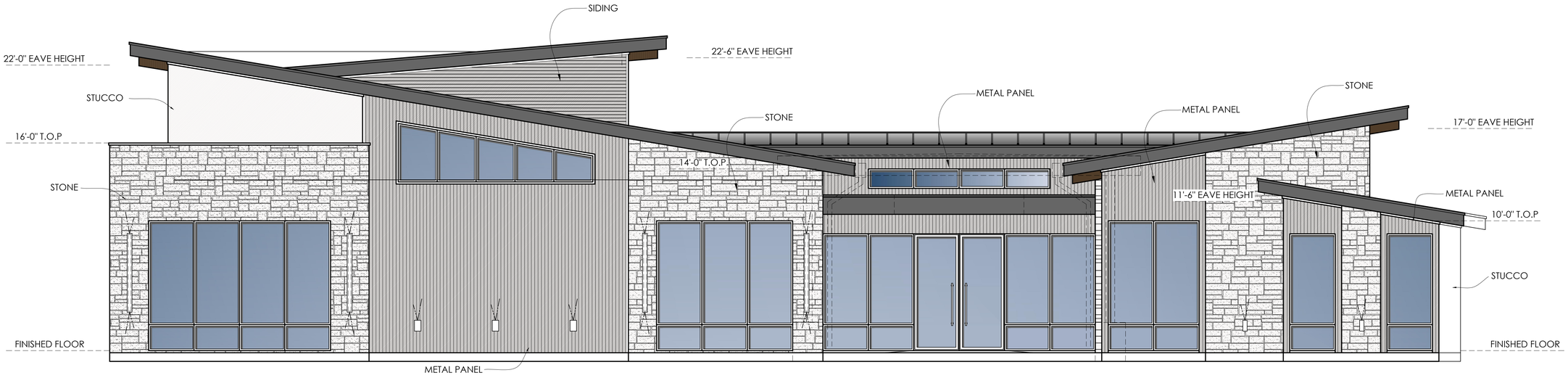
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	EXTERIOR ELEVATIONS
PROJECT #	DT24-096

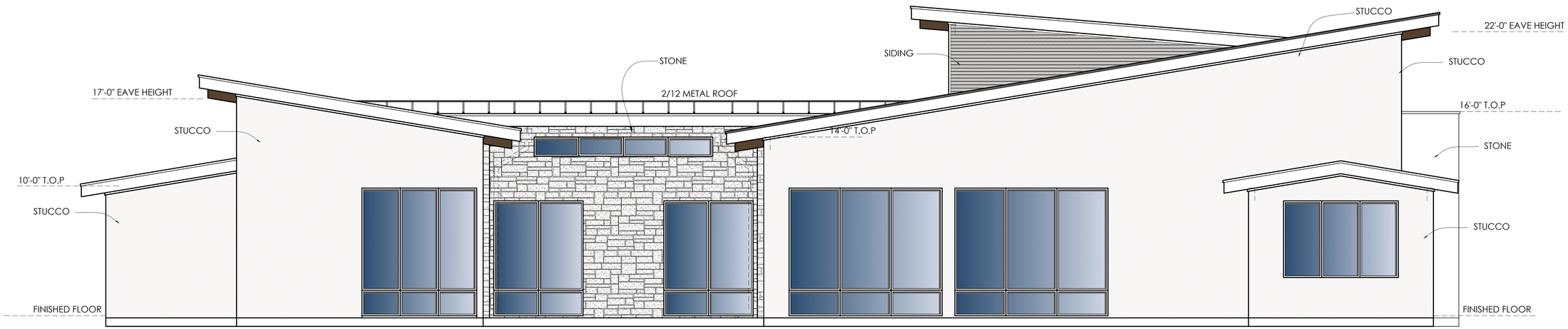
SHEET

A2.03



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

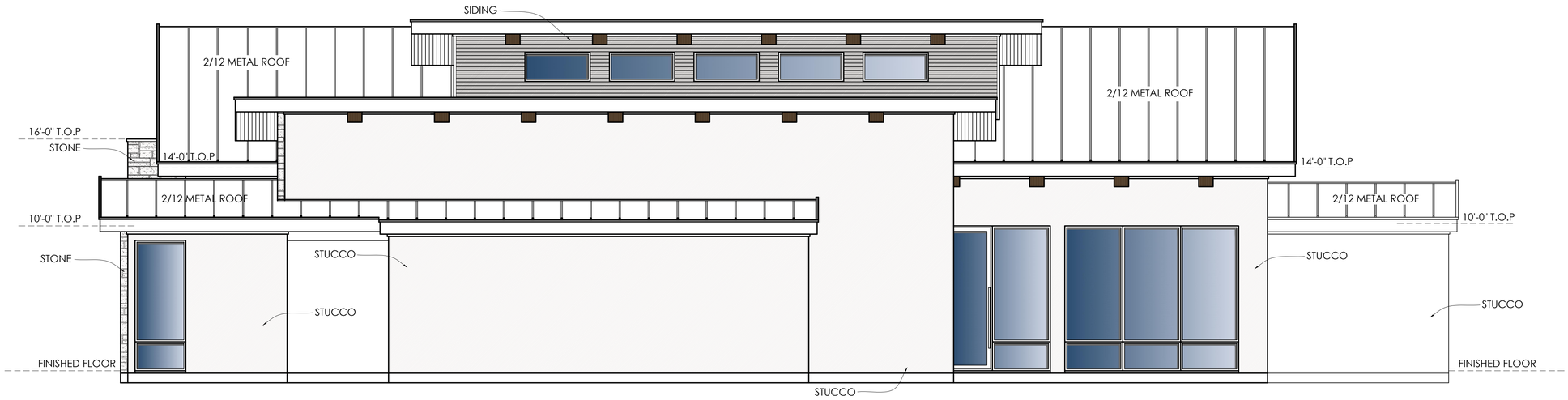
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	EXTERIOR ELEVATIONS
PROJECT #	DT24-096

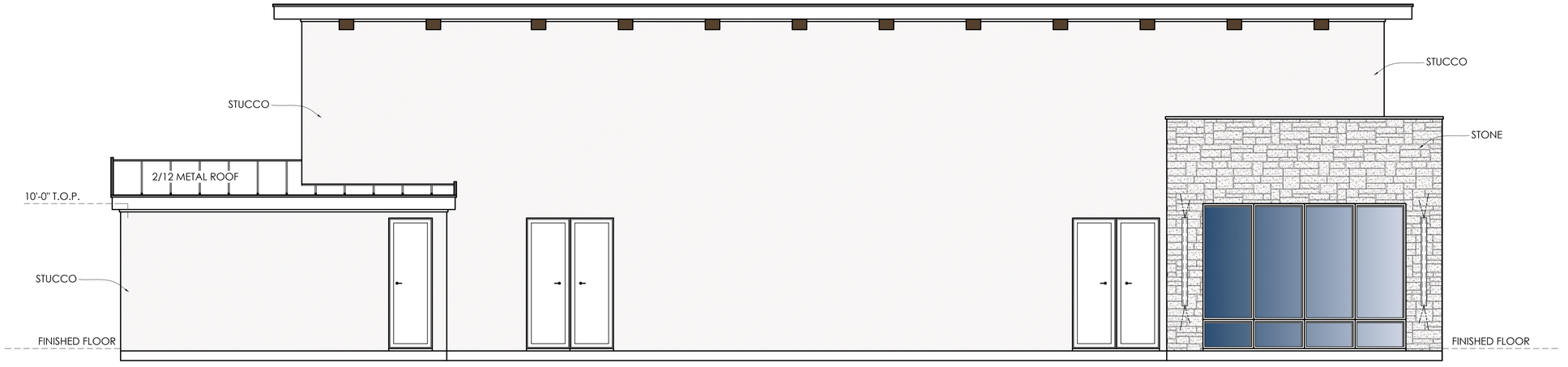
SHEET

A2.03



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

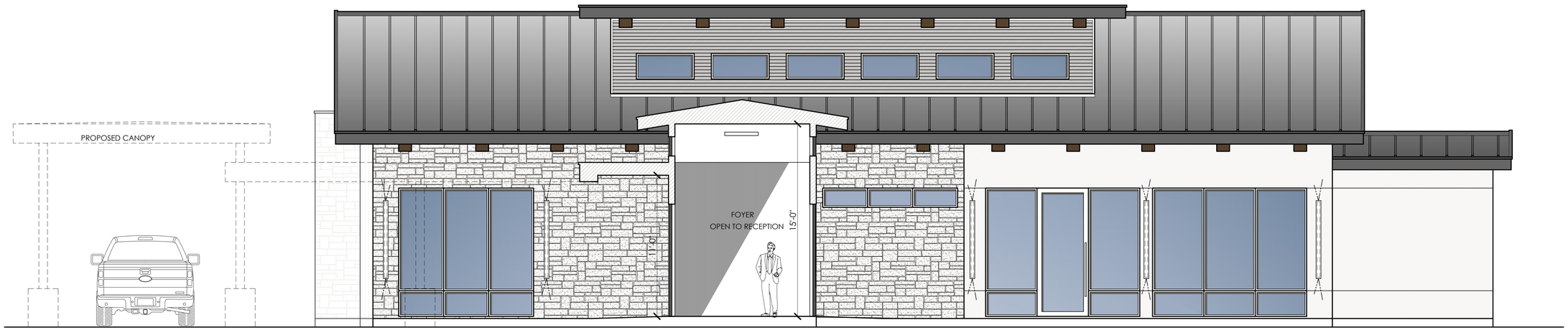
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

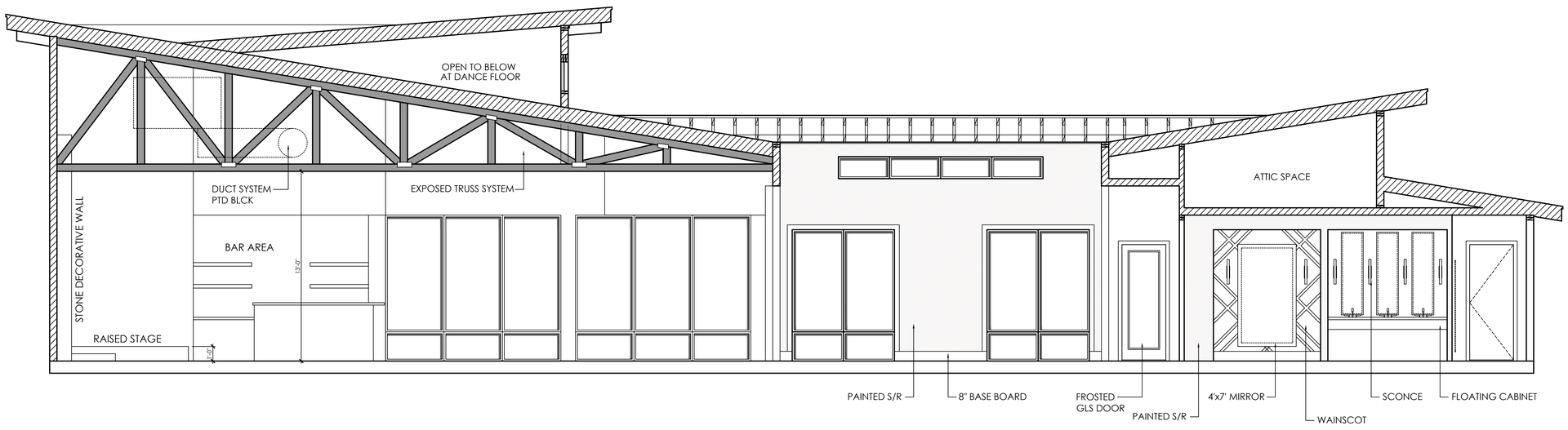
DATE:	4.12.25
DRAWING NAME:	EXTERIOR ELEVATIONS
PROJECT #	DT24-096

SHEET

A2.04



CROSS SECTION 1-1



CROSS SECTION 2-2

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

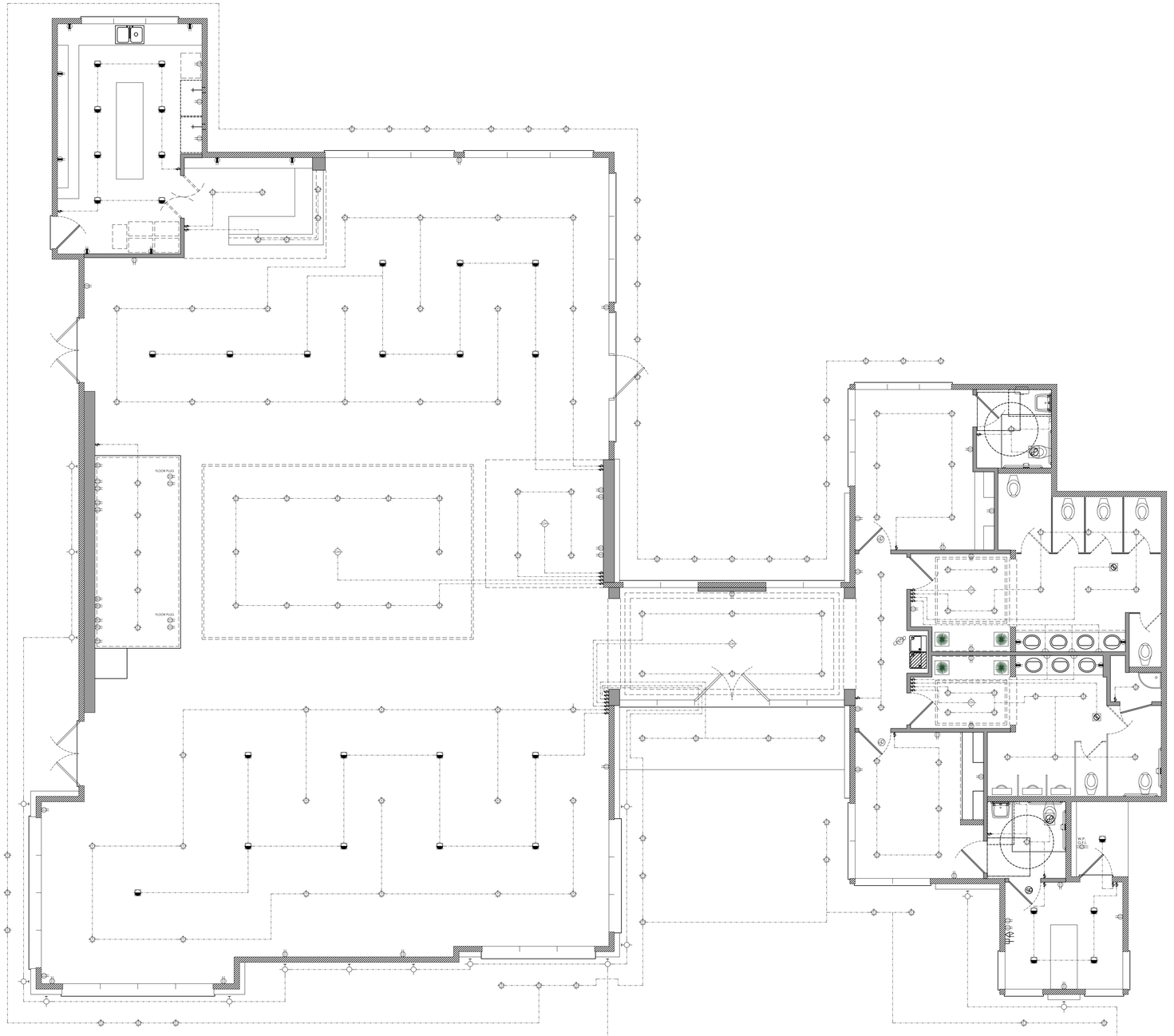
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	CROSS SECTIONS
PROJECT #	DT24-096

SHEET

A2.05



ELECTRICAL / MECHANICAL SYMBOLS LEGEND

SYMB.	DESCRIPTION
	DUPLEX RECEPTACLE, 18" A.F.F., U.N.O. 3 WIRE GROUNDING
	DUPLEX RECEPTACLE, 42" A.F.F. GROUND FAULT CIRCUIT INTERRUPTER
	RECEPTACLE OUTLET, 42" A.F.F. 220 VOLT
W.P.	DUPLEX RECEPTACLE WATER PROOF
F	DUPLEX RECEPTACLE FLOOR MOUNTED
C	DUPLEX RECEPTACLE CEILING MOUNTED
	SINGLE OUTLET
TV	CABLE TELEVISION OUTLET 18" A.F.F. OR AS NOTED
	DOOR BELL
	CHIMES
PNL	POWER PANEL
	CHANDELIER
	ELECTRICAL WIRING
	FLUORESCENT LIGHT FIXTURE
	FLOOD LIGHTS
	WALL MOUNTED VANITY LIGHT FIXTURE
	FAN EXHAUST UNIT W/ LIGHT

ELECTRICAL / MECHANICAL SYMBOLS LEGEND

	SMOKE DETECTOR
CO 2H	SMOKE DETECTOR / CARBON MONOXIDE
	LOW VOLTAGE TASK LIGHT
	RECESSED POWER PANEL
	WALL MOUNTED SCONCE LIGHT FIXTURE
	A.C. TOGGLE SWITCH, SINGLE POLE 120-277 VAC, 48" A.F.F.
D	INCANDESCENT DIMMER SWITCH 1500W, 48" A.F.F.
W.P. G.F.I.	DUPLEX OUTLET, WEATHERPROOF W/GROUND FAULT INDICATOR
	FAN W/ LIGHT FIXTURE CEILING SURFACE MOUNT
	INCANDESCENT LIGHT FIXTURE CEILING SURFACE MOUNT
	INCANDESCENT LIGHT FIXTURE WALL MOUNT
	INCANDESCENT "CAN" LIGHT FIXTURE RECESSED
	JUNCTION BOX
	DISCONNECT SWITCH
H.B.	HOSE BIBB

ELECT. SERVICE NOTES

1. RECEPTACLES SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'0" FROM AN OUTLET, AND OVER ANY COUNTER SPACE WIDER THAN 12"

2. RECEPTACLES IN BATHROOMS., GARAGES OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM., (G.F.I., W.P.)

3. SMOKE DETECTORS SHALL BE PLACE NO MORE THAN 12 FROM DUCT OPENINGS SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECTING ALL SLEEPING AREAS

4. OUTLET BOXES IN WALL BETWEEN THE DWELLING AND THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.

5. SWITCH PLATES AT 42" A.F.F. TO CENTER TYPICAL

6. ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED MINIMUM 18" FROM ALL SHELVES

7. TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERE THE KITCHEN, BREAKFAST, AND OUTLETS. NEG. ART 220-3 (C)

ELECT. GROUNDING NOTES

1. CONSULT LOCAL UTILITY AND LOCAL CODE FOR PROPER SYSTEM GROUNDING.

2. ALL INTERIOR METALLIC WATER PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MADE ELECTRICALLY CONTINUOUS A BOND BARE COPPER WIRE #4) SHALL BE MADE BETWEEN THE BONDED PIPING SYSTEM AND THE GROUNDING ELECTRODE CONDUCTOR AT THE SERVICE DISCONNECTING MEANS.

3. THE INTERIOR METAL COLD WATER PIPING SYSTEM SHALL BE BONDED THE THE SERVICE EQUIPMENT ENCLOSURE . THE GROUNDING CONDUCTOR AT THE SERVE, THE GROUNDING ELECTRODE, OR TO ONE OR MORE GROUNDING ELECTRODES USED.

ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

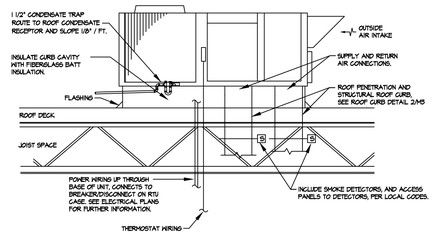
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	ELECTRICAL
PROJECT #	DT24-096

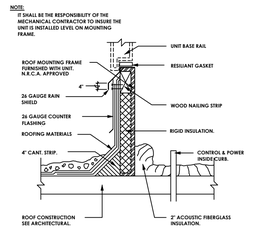
SHEET

E1.01



ROOF TOP UNIT DETAILS

SCALE: N.T.S.

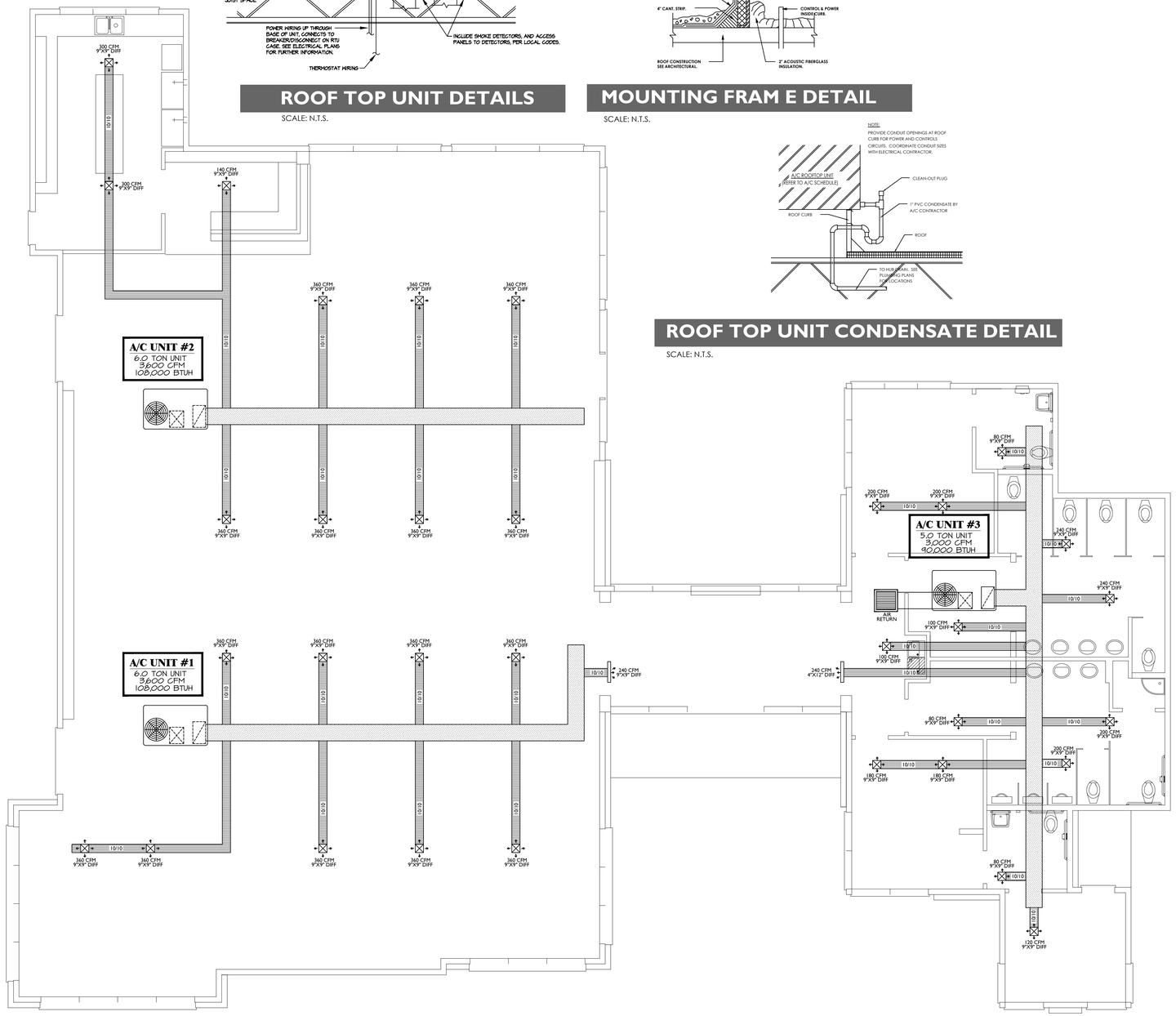


MOUNTING FRAM E DETAIL

SCALE: N.T.S.

ROOF TOP UNIT CONDENSATE DETAIL

SCALE: N.T.S.



TYP. HEAT LOAD SUMMARY FOR AC FOR UNIT A 301-306

ROOM NAME	SQUARE FT.	HEATING LOSS BTUH	HYDRONIX HEAT LINEAR FT.	LATENT / SENSIBLE GAIN BTUH	COOLING GAIN BTUH	COOLING TONS	COOLING CFM
RECEPTION							
FOYER							
SERVING KITCHEN							
BRIDES LOUNGE							
GROOMS LOUNGE							
WOMEN'S RR							
MEN'S RR							
OFFICE							
TOTALS							

SYMBOL LEGEND

MK.	SYMBOL	SPECIFICATIONS	MOUNTING HT.	NOTES
N/A		LAY-IN HVAC SUPPLY REGISTER PROVIDED BY HVAC CONTRACTOR	MOUNT TO SCHEDULED ACOUSTICAL CEILING	PAINTED REFER TO PAINT SCHEDULE SHEET A.4
N/A		LAY-IN HVAC RETURN REGISTER PROVIDED BY HVAC CONTRACTOR	MOUNT TO SCHEDULED ACOUSTICAL CEILING	PAINTED REFER TO PAINT SCHEDULE SHEET A.4
EF		RESTROOM EXHAUST FAN: BROAN #HO80 80CFM SUPPLIER: MELETIO ELECTRICAL SUPPLY	MOUNT TO SCHEDULED ACOUSTICAL CEILING	STANDARD WHITE COVER

1. DUCTWORK:

A. SUPPLY AND RETURN AIR DUCTWORK UNDER 36" DIMENSION IN EITHER DIRECTION SHALL BE 1" RECTANGULAR FIBERGLASS DUCTBOARD
REINFORCED ROUND FLEX DUCT MAY BE USED FOR RUN-OUTS TO DIFFUSERS 5' OR LESS IN LENGTH

B. SUPPLY AND RETURN AIR DUCTWORK OVER 36" DIMENSION IN EITHER DIRECTION SHALL BE 1" INSULATED GI METAL DUCTWORK

C. EXHAUST DUCTWORK SHALL BE GI METAL. TIE ALL DUCTS TOGETHER TO MINIMIZE PENETRATIONS IN WALLS AND ROOFS.

D. OUTSIDE AIR SUPPLY DUCTWORK SHALL BE GI METAL. PROVIDE POSSIBLE 10% OUTSIDE AIR DUCTED TO AIR-HANDLING UNITS FROM FILTERED GRILLES IN EXTERIOR WALL. TIE ALL DUCTS TOGETHER TO MINIMIZE PENETRATIONS IN WALLS AND ROOFS.

NOTES:
1. SUPPLY SIDE SMOKE DETECTORS SHALL BE ADDED FOR SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM TO ENCLOSED SPACES WITHIN BUILDINGS
2. NO FLEX DUCT SHALL BE USED IN THIS INSTALLATION
3. EXISTING ROOF ACCESS ALREADY INSTALLED AT BUILDING LOCATION

2. EXHAUST FANS:

A. ALL EXHAUST FANS IN OCCUPIED AREAS SHALL BE INDIVIDUAL FANS LOCATED AT CEILINGS AND SWITCHED WITH LIGHTS.

B. PROVIDE 22" UP-TURNED LEADERS AT ALL GUEST BATH AND RESTROOM EXHAUSTS AND JOIN TO COMMON EXHAUST RISERS PER CODE. COMBINE AND/OR TIE DUCTS TOGETHER TO MINIMIMIZE PENETRATIONS IN WALLS AND ROOFS.

HVAC SHEDULE

BRAND	UNITY	MODEL	BTU	TON	CFM	ELECTRIC HEAT
RHEEM	2		180,000	6	3600	20 KW
RHEEM	1		150,000	5	3000	15 KW

Or approved equal

3. AIR DEVICES:

A. SUPPLY GRILLES LOCATED IN LAY-IN ACOUSTICAL CEILINGS SHALL BE 24" X 24" LAY-IN TYPED PAINTED WHITE GRILLES WITH AIR FLOW ADJUSTMENT AT THROAT TYPICAL. PROVIDE 12" X 12" GRILLES IN RESTROOMS AND STORAGE ROOMS AS INDICATED

B. ALL SUPPLY AIR GRILLES LOCATED IN GYPSUM BOARD CEILINGS SHALL BE SQUARE PAINTED WHITE GRILLES WITH ADJUSTABLE AIR FLOW. GRILLES SHALL BE CONFIGURED AS 1-WAY, 2-WAY, 3-WAY, OR 4-WAY THROW PATTERN(S) AS APPROPRIATE FOR THE LOCATION OF THE GRILLE AND THE AREA(S) TO BE SERVED

C. ALL SUPPLY AIR GRILLES LOCATED IN WALLS SHALL BE WHITE PAINTED ALUMINUM GRILLES WITH ADJUSTABLE AIR FLOW AND 2-WAY ADJUSTABLE FACE LOUVERS. NO STAMPED GRILLES SHALL BE ACCEPTABLE

D. ALL RETURN AIR GRILLES SHALL BE ANODIZED ALUMINUM SWING-DOWN/OUT TYPE FILTER GRILLES CONFIGURED TO ACCEPT 1" DISPOSABLE FILTERS

E. ALL TRANSFER GRILLES OR CEILING PLENUM GRILLES SHALL BE ANODIZED ALUMINUM GRILLES

4. CONTROLS:

A. SPLIT SYSTEM SHALL HAVE WALL-MOUNTED PROGRAMMABLE THERMOSTATS WITH ON/OFF, TEMPERATURE, HEAT/COOL, FAN ONLY SELECTIONS
PROVIDE LOCKING COVERS AT ALL THERMOSTATS

B. INSTALL REMOTE TEMPERATURE SENSORS WHERE INDICATED AND/OR REQUIRED

5. GENERAL

A. PROVIDE MINIMUM 24" X 24" PAINTED ACCESS PANELS FOR ALL UNITS MOUNTED ABOVE CEILINGS WHICH ARE NOT ACCESSIBLE

B. DRAIN ALL UNITS TO THE BUILDING SANITARY SEWER SYSTEM.

C. PROVIDE TRAPS AT ALL DRAIN LINES

D. PROVIDE SECONDARY DRAIN PANS UNDER FAN/COIL UNITS AS PER CODE. PIPE SECONDARY DRAINS TO "TELL TALE" DRAINS THRU CEILING ABOVE NEAREST SINK; CUT FLUSH AND TRIM WITH ESCUTCHEON. PROVIDE FLOAT SWITCHES TO SHUT TO SHUT DOWN UNIT IF DRAIN PAN BECOMES FULL AND "TELL TALE" RED LIGHT AT CEILING UNDER FAN/COIL (AIR-HANDLING) UNIT TO INDICATE THAT FLOAT SWITCH HAS SHUT DOWN UNIT.

E. COMPLY WITH ALL LOCAL CODES & ORDINANCES

pending ENGINEER SEAL

MECHANICAL PLAN

SCALE: 3/16" = 1'-0"

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

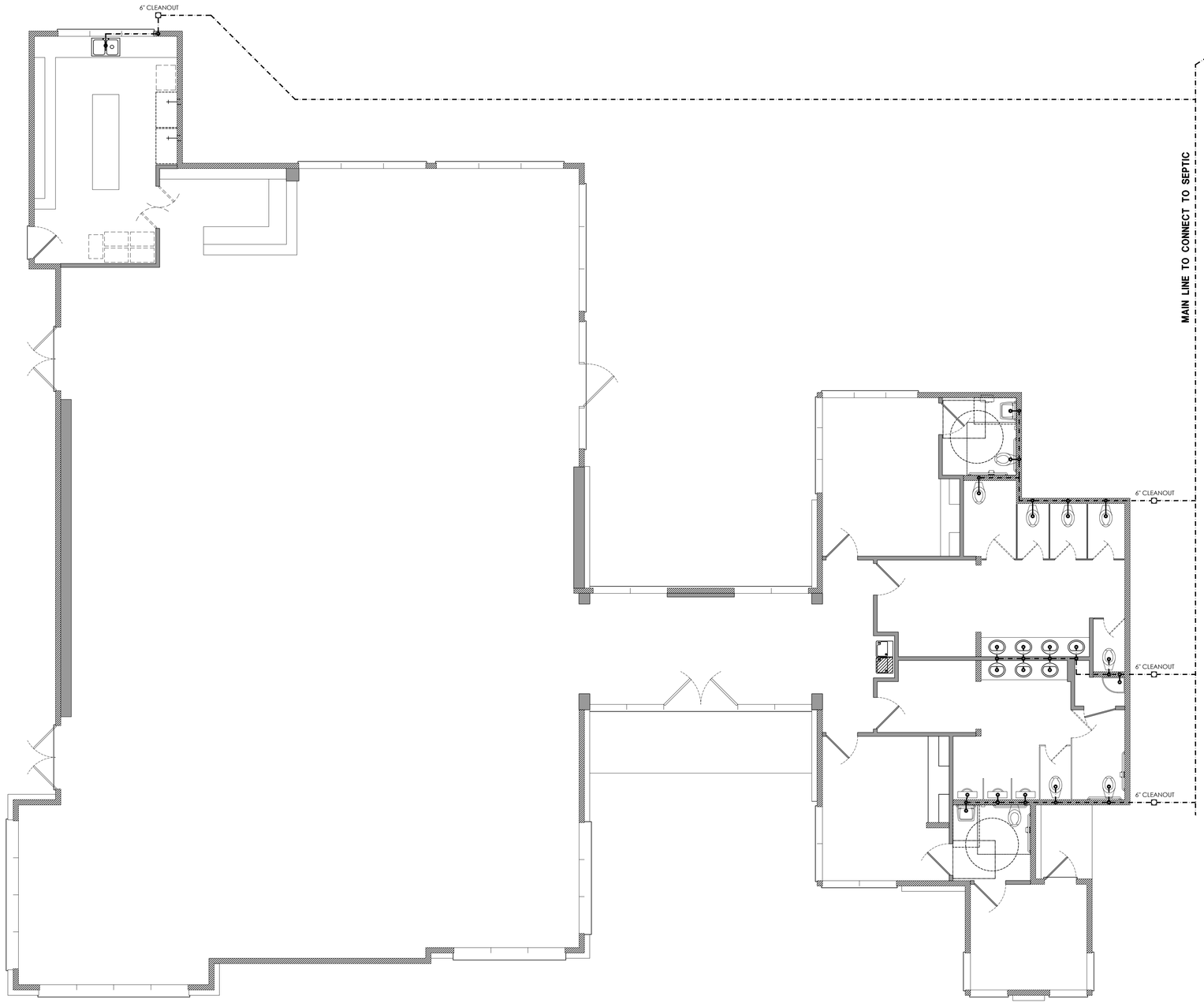
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	MECHANICAL
PROJECT #	DT24-096

SHEET

M1.01



PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER (OR EQUAL)
WC-1	WATER CLOSET - TANK TYPE "HELLMORTH", VITREOUS CHINA, CLOSE COUPLED DESIGN, ELONGATED BOWL, SIPHON JET FLUSHING, LEFT HAND TRIP LEVER, BOLT CAPS, BRASS FLOOR FLANGE, BOL-WAX SEAL, AND PLASTIC OPEN FRONT SEAT WITH COVER.	KOHLER #K-3420-EB KOHLER #D-4650
LAV-1	ACCESSIBLE WALL MOUNTED LAVATORY "KINGSTON", VITREOUS CHINA, 8" FAUCET CENTERS, CONCEALED CHAIR CARRIER, A.D.A. COMPLIANT TWO BLADE FAUCET FOR HOT AND COLD WATER, AERATOR, ANGLE STOPS, FLEXIBLE RISERS AND OFFSET LAVATORY DRAIN WITH PERFORATED STRAINER. NOTE: P-TRAP AND ANGLE VALVES SHALL BE COVERED WITH A.D.A. APPROVED PROTECTIVE PIPE COVERS SECURED WITH SNAP-CLIP FLUSH RE-USABLE FASTENERS AND ANGLE STOPS SHALL HAVE LOCK-LID LOCKING ACCESS COVERS.	KOHLER #K-2006 KOHLER #K-13865 CHICAGO #404A-317-E12-CP ZURN #ZR-1231 TRUEBRO PIPING INSULATION AT ALL EXPOSED PIPING
WS-1	HEAVY DUTY COMMERCIAL WASHER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER
DR-1	COMMERCIAL DRYER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER
SK-1	CORNER FLOOR SINK "WHITBY", 28" X 28" X 13", ACID RESISTANT, COATED WIRE RIM GUARD, 3" PERFORATED STRAINER, WALL MOUNTED TWO (2) LEVER CHROME PLATED FAUCET WITH VACUUM BREAKER, HOSE FITTING CONNECTION, AND GARDEN HOSE ATTACHMENT.	KOHLER #K-6710 KOHLER #K-8940 KOHLER #K-8646 KOHLER #K-8928
WH-1	ELECTRIC WATER HEATER 40 GALLON TANK CAPACITY, 4500 WATT ELEMENT, 240 VOLT, SINGLE PHASE, LOW BOY MODEL. FURNISH WITH DRAIN PAN AND TEMPERATURE & PRESSURE RELIEF VALVE WITH RELIEF PIPING STUBBED TO BUILDING EXTERIOR. HEATER SHALL MEET ASHRAE STANDARD 90A-FOR ENERGY EFFICIENCIES AND THE MINIMUM ENERGY FACTOR REQUIRED BY THE FEDERAL NATIONAL APPLIANCE ENERGY CONSERVATION ACT AND LISTED BY UNDERWRITERS LABORATORIES.	GE #40S6A/4S1-6T2
WS-2	COMMERCIAL WASHER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER

Plumbing Notes:

1. ALL SOIL,WASTE, AND VENT PIPES FITTING BENEATH THE BUILDING AND WITH IN THE BUILDING SHALL BE SCHEDULED 40 DWC PVC PIPE W/ SOLVENT WELDED FITTINGS.
2. EXTERIOR UNDERGROUND DOMESTIC WATER PIPING SHALL BE' PVC PRESSURE PIPE CLASS 160 - C900 W/ RUBBERIZING TYPE JOINTS.
3. DOMESTICS WATER LINES WITHIN THE BUILDING SHALL BE CPVC WITH A MIN. DESIGN PRESSURE OF 100 PSI. @ 180°F OR AS PER CITY CODE.
4. ALL HOT & COLD WATER SHALL HAVE WATER HAMMER ARRESTERS OR 24" AIR CHAMBERS, LOCATED ON FIXTURES ON KITCHEN SINK, WASHERS, WATER CLOSET AND LAVATORY.
5. WATER SUPPLY TO UNIT SHALL BE MIN. 3/4" TO WATER HEATER.
6. 3/4" FROM WATER HEATER TO WASHER, BOTH HOT AND COLD.
7. ALL OTHERS SHALL BE A MIN. OF 1/2".
8. ALL FLOOR DRAINS SHALL BE PRIMED FROM NEAREST LAV.
9. PROVIDE COMMERCIAL GRADE FIXTURES, LAV, WC, MIR, ETC.

PLUMBING PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

B & B Design Firm, hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from B & B Design Firm. Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify & be responsible for all dimensions and conditions of the job & B & B Design Firm must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Residential Code (IRC) & state and local codes.

Member of The Texas Society of The American Institute of Building Designers

Professional Members

EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FOUNDATION
PROJECT #	DT24-096

SHEET

A2.02

ORDINANCE NO. 747

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY SUBURBAN (SF-1) TO LIGHT COMMERCIAL (C-1); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Single Family Suburban (SF-1) to zoning district Light commercial (C-1). The Property is accordingly hereby rezoned to Light Commercial (C-1).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 15th day of May 2024.

PASSED AND APPROVED SECOND AND FINAL READING on this the 5th day of June 2024.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary

EXHIBIT "A"

Property Address:
14122 FM 1100, Manor, TX 78653

Property Legal Description:

EXHIBIT A

Being a 3.478 acre (151,497 square feet) tract of land out of the Lemuel Kimbro Survey, A-64, in Travis County, Texas, being the remaining portion of a called 5.75 acre tract conveyed from Arthur A. Christensen and wife, Margaret Christensen to Carl G. Chambers and Artis Chambers, filed July 19, 1967 and recorded in Volume 3315, Page 1822 of the Deed Records of Travis County, Texas, being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on June 30, 2023 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 3.478 acre tract being more fully described as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the West line of Farm-to-Market 1100 at the Southeast corner of the said 5.75 acre tract, the Northeast corner of a called 10.010 acre tract conveyed from Lucrecio Lopez and Erika Lopez to Marvin Chacon and Arletys Chacon, filed November 19, 2019 and recorded in Document No. 2019182590 of the Official Public Records of Travis County, Texas, and marking the Southeast corner of the herein described tract from which a 1/2 inch iron rod found bears South 27°17'02" West, a distance of 275.77 feet;

THENCE, North 64°09'59" West, generally along a barbed wire fence with the South line of said 5.75 acre tract and the North line of said 10.010 acre tract, a distance of 741.78 feet, to a 4 inch metal fence corner post found for the Southwest corner of the said 5.75 acre tract, an exterior corner of a called 33.939 acre tract conveyed from Gayle S. Anderson to David Oman, filed August 22, 2014 and recorded in Document No. 2014125837 of the Official Public Records of Travis County, Texas, and marking the Southwest corner of the herein described tract;

THENCE, generally along a barbed wire fence with the common line of said 5.75 acres and said 33.939 acres, as follows:

1. North 27°31'27" East, a distance of 331.94 feet (called 332.43 feet), to a 4 inch metal fence corner post found for the Northwest corner of said 5.75 acre tract, an interior corner of said 33.939 acre tract, and marking the Northwest corner of the herein described tract;
2. South 62°38'09" East, a distance of 198.00 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northwest corner of a called 2.000 acre tract conveyed from Cornerstone Capital Group, Inc. to Janet Holeman, filed February 23, 1999 and recorded in Volume 13375, Page 570 of the Real Property Records of Travis County, Texas, and marking the most northerly Northeast corner of the herein described tract;

THENCE, South 27°26'08" West, over and across said 5.75 acre tract with the West line of said 2.000 acre tract, a distance of 167.85 feet (called 167.79 feet), to a 1/2 inch iron rod found for the Southwest corner of the said 2.000 acre tract, and marking an interior corner of the herein described tract;

THENCE, South 64°10'37" East, continuing over and across said 5.75 acre tract generally along a barbed wire fence with the South line of said 2.000 acre tract, a distance of 542.77 feet (called 542.71 feet), to a 1/2 inch iron rod found in the said West line of Farm-to-Market 1100 for the Southeast corner of the said 2.000 acre tract, and marking the most easterly Northeast corner of the herein described tract;

THENCE, South 27°17'02" West, with the West line of Farm-to-Market 1100 and the East line of the said 5.75 acre tract, a distance of 158.88 feet, to the PLACE OF BEGINNING, containing within these metes and bounds 3.478 acres (151,497 square feet) of land, more or less.

4/30/25

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 14122 FM 1100 Specific Use Permit - Event Center
Case Number: 2024-P-1633-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a specific use permit for 14122 FM 1100, Manor, TX to allow an event center. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, Tx..

Applicant: Ricardo Velazquez
Owner: Rocio Velazquez

The Planning and Zoning Commission will meet at 6:30PM on May 14, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 21, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

Marvin Chacon & Arletys Chacon
305 Milton CV
Pflugerville Tx 78660

Holeman Janet
14204 Fm 1100
Manor Tx 78653

Oman David
14859 Bois D Arc Ln
Manor Tx 78653

Bono Joseph A Iii
5718 Westheimer Rd #1840
Houston Tx 77057

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 14, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a final plat for phase 1 of the New Haven subdivision, one hundred and fourteen (114) lots on 32.5985 acres, more or less, and being generally located to the east of Fuchs Grove Rd., to the North of Gregg Ln., and to the west of FM 973 Manor, TX.
Applicant: Quiddity Engineering
Owner: Gregg Lane Dev, LLC
BACKGROUND/SUMMARY:

This phase 1 final plat is for the New Haven subdivision. It Consists of 114 lots and has been reviewed for compliance by our engineers. This is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Approved Plat
- Engineer Comments and Responses
- Conformance Letter

ACTIONS:

Discretion	Non-Discretionary

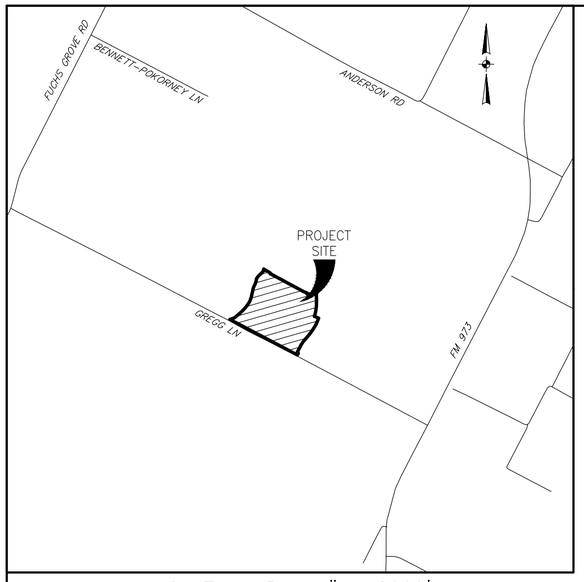
Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a final plat for phase 1 of the New Haven subdivision, one hundred and fourteen (114) lots on 32.5985 acres, more or less, and being generally located to the east of Fuchs Grove Rd., to the North of Gregg Ln. ,and to the west of FM 973 Manor, TX.

PLANNING & ZONING COMMISSION:	**Recommend Approval**	**Disapproval**	**None**
	X		

NEWHAVEN SUBDIVISION PHASE 1



VICINITY MAP – 1" = 2000'

SCALE – 1" = 100'

0 100 200 300

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" IRON ROD SET W/CAP STAMPED "QUIDDITY ENG."
- BENCHMARK
- CALCULATED POINT
- APPROX. LOCATIONS OF SIDEWALKS
- B.L. BUILDING SETBACK LINE DEDICATED
- D.E. DRAINAGE EASEMENT DEDICATED
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

LOT 1, BLOCK 1
FINAL PLAT WILBARGER CREEK
REGIONAL WASTEWATER
TREATMENT FACILITY (RWWTF)
SUBDIVISION
DOC. NO. 202300181 O.P.R.T.C.T.

CITY OF PFLUGERVILLE
GENERAL WARRANTY DEED
85.796 ACRES
DOC. NO. 2008118667 O.P.R.T.C.T.

GREGG LANE DEV, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
REMAINDER OF CALLED 59.765
ACRES
DOC. NO. 2021051168 O.P.R.T.C.T.

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10114397.36
E:3177818.25

ALEXANDRA CARRILLO
GENERAL WARRANTY DEED
0.45 ACRES
DOC 20202141199
O.P.R.T.C.T.

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10113996.05
E:3178680.23

ALEXANDRA CARRILLO
SPECIAL WARRANTY DEED
REMAINDER OF 121.4 ACRES
DOC 20040098O1 O.P.R.T.C.T.

FOUND
5/8" IRON ROD

GREGG LANE DEV, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
REMAINDER OF CALLED 59.765
ACRES
DOC. NO. 2021051168 O.P.R.T.C.T.

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10113544.54
E:3178722.45

APPROX. LOCATION OF FEMA 100 YEAR FLOODPLAIN (ZONE A)

APPROX. LOCATION OF FEMA 100 YEAR FLOODPLAIN (ZONE A)

BIRCH CHASE LN (50' R.O.W.)

HIDDEN PRAIRIE LN (50' R.O.W.)

PEACH RISE DR (50' R.O.W.)

STERLING KNOLL LN (70' R.O.W.)

ROLLING DR (50' R.O.W.)

CLOUDED CHASE DR (50' R.O.W.)

FOX MANOR DR (50' R.O.W.)

PAINTED PLAINS LN (50' R.O.W.)

VENTURA ARBOR LN (70' R.O.W.)

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F

CITY OF MANOR CITY LIMITS
CITY OF PFLUGERVILLE CITY LIMITS

15' MANVILLE WSC EASEMENT
DOC. NO. 2024028459

15' WATER LINE EASEMENT
VOL. 4822 PG. 1451 D.R.T.C.T.

DRAINAGE EASEMENT
CALLED 0.3799 ACRES
DOC. NO. 2020160506

GREGG LANE
(PUBLIC R.O.W. VARIES)

R.O.W. DEDICATION (0.9767 AC, 42,546 SQ. FT.)

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10112858.88
E:3178325.87

FOUND
5/8" IRON ROD

T.B.M. "A"
MAG NAIL W/WASHER STAMPED
"JONES|CARTER"
ELEV:586.86'
NAVD88, GEOID12A

BOARD OF TRUSTEES OF
THE MANOR INDEPENDENT
SCHOOL DISTRICT
GENERAL WARRANTY DEED
15.74 ACRES
DOC. NO. 2016051094 O.P.R.T.C.T.

RUST CREEK, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
CALLED 56.567 ACRES
DOC 2021052028

MONARCH RANCH AT MANOR, LLC
CORRECTION SPECIAL WARRANTY
DEED
REMAINDER OF 123.550 ACRES
DOC. NO. 2022077501
DOC. NO. 2021275494

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE 300
AUSTIN, TX, 78746
512-441-9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

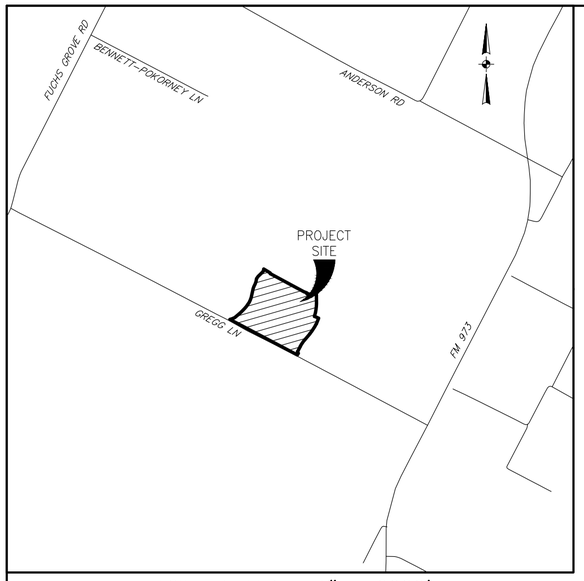
FILE: K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\CAD Files\Working Dwg\16759-0007-00 Final Plat.dwg

JOB NO:	16759-0007-02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	

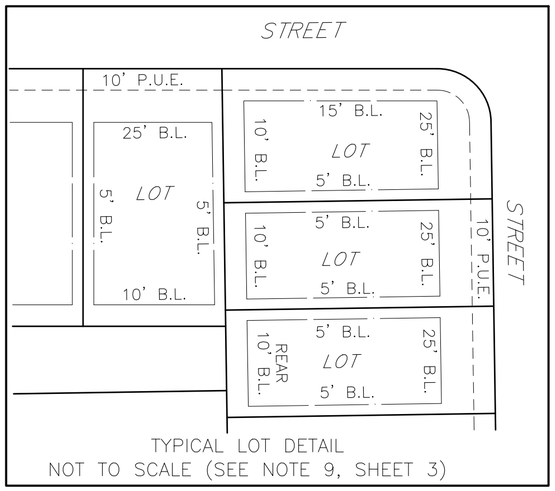
QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

NEWHAVEN
SUBDIVISION PHASE 1



VICINITY MAP – 1" = 2000'



TYPICAL LOT DETAIL
NOT TO SCALE (SEE NOTE 9, SHEET 3)

LAND TYPE	AMOUNT
TOTAL R.O.W. AREA	6.5800 AC
TOTAL R.O.W. LENGTH	5,215 LF

LAND TYPE	AMOUNT
RESIDENTIAL LOTS	103 LOTS
RESIDENTIAL AREA	16.8228 AC
TRAIL LOTS	2 LOTS
TRAIL AREA	2.8105 AC
OPEN SPACE LOTS	7 LOTS
OPEN SPACE AREA	2.3125 AC
UTILITY LOTS	1 LOTS
UTILITY AREA	2.3590 AC
PARK LOTS	1 LOTS
PARK AREA	0.7369 AC
R.O.W. DEDICATION	0.9767 AC
TOTAL ACREAGE	32.5985 AC
TOTAL NO. OF LOTS	114 LOTS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73'
L2	N 65°28'25" E	50.67'
L3	N 51°10'42" E	48.58'
L4	N 48°30'24" E	46.23'
L5	N 49°14'49" E	52.77'
L6	N 45°14'55" E	55.96'
L7	N 43°43'26" E	52.86'
L8	N 41°05'22" E	48.00'
L9	N 32°42'55" E	42.39'
L10	N 36°20'34" E	43.28'
L11	N 24°58'46" E	45.09'
L12	N 20°50'58" E	58.26'
L13	N 11°43'28" E	55.36'
L14	N 12°03'40" E	59.87'
L15	N 11°44'50" E	49.40'
L16	N 20°31'26" E	49.47'
L17	N 26°12'00" E	48.98'
L18	S 61°05'18" W	25.00'
L19	S 16°38'21" E	14.14'
L20	S 69°16'30" E	62.91'
L21	S 00°45'28" E	21.06'
L22	S 02°57'48" W	54.66'
L23	S 07°02'22" W	57.15'
L24	S 11°06'55" W	57.15'
L25	S 15°11'29" W	71.23'
L26	S 77°11'02" E	15.04'
L27	S 66°49'23" E	70.31'
L28	S 27°36'34" W	34.47'
L29	S 18°23'33" E	14.14'
L30	S 26°36'27" W	24.51'
L31	S 31°29'56" W	69.02'
L32	S 36°23'26" W	80.23'
L33	S 42°52'03" W	86.47'
L34	S 42°37'53" W	59.49'
L35	N 17°29'20" W	14.14'
L36	S 72°30'40" W	14.14'
L37	N 62°29'20" W	31.54'
L38	S 64°49'33" W	20.00'
L39	N 27°30'40" E	60.22'
L40	S 27°30'40" W	25.28'
L41	S 62°29'20" E	6.37'
L42	N 65°38'01" W	42.56'
L43	N 16°38'21" W	14.14'
L44	S 73°21'39" W	14.14'
L45	N 22°47'55" W	21.97'
L46	N 11°34'21" E	63.22'
L47	N 19°47'54" E	56.22'
L48	S 71°03'24" E	112.72'
L49	N 62°04'02" E	13.67'
L50	N 08°36'09" E	45.62'
L51	N 43°25'27" E	56.82'
L52	N 82°22'48" E	22.45'
L53	N 64°19'36" W	45.06'
L54	N 32°55'35" E	52.23'
L55	N 47°27'44" E	55.81'
L56	N 64°19'36" W	50.06'
L57	N 60°28'21" W	51.51'
L58	N 60°28'21" W	13.65'
L59	N 33°58'42" W	41.04'
L60	S 10°40'15" W	20.40'
L61	S 37°08'25" E	25.28'
L62	N 68°32'33" E	20.00'
L63	S 64°48'37" E	50.08'
L64	S 64°48'37" E	50.08'
L65	S 79°34'28" W	4.10'
L66	S 59°56'05" W	13.10'
L67	N 70°58'09" W	19.83'
L68	N 70°58'09" W	34.23'
L69	N 70°58'09" W	36.31'
L70	N 45°04'59" E	51.38'
L71	N 43°53'12" E	32.75'
L72	N 08°50'46" E	41.41'
L73	S 13°37'13" E	13.45'
L74	N 03°43'56" E	20.00'
L75	N 45°14'55" E	56.92'
L76	N 43°43'26" E	59.17'

LOT TABLE

LOT NUMBER	LOT TYPE	LOT AREA
LOT 1, BLOCK A	OPEN SPACE	0.9818 AC (42,768 SF)
LOT 2, BLOCK A	SINGLE FAMILY	0.1776 AC (7,735 SF)
LOT 3, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 4, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 5, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 6, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 7, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 8, BLOCK A	SINGLE FAMILY	0.1782 AC (7,761 SF)
LOT 9, BLOCK A	SINGLE FAMILY	0.2727 AC (11,880 SF)
LOT 10, BLOCK A	SINGLE FAMILY	0.2501 AC (10,892 SF)
LOT 11, BLOCK A	SINGLE FAMILY	0.1869 AC (8,143 SF)
LOT 12, BLOCK A	SINGLE FAMILY	0.1840 AC (8,014 SF)
LOT 13, BLOCK A	SINGLE FAMILY	0.1826 AC (7,956 SF)
LOT 14, BLOCK A	SINGLE FAMILY	0.1830 AC (7,973 SF)
LOT 15, BLOCK A	SINGLE FAMILY	0.1902 AC (8,283 SF)
LOT 16, BLOCK A	SINGLE FAMILY	0.1897 AC (8,263 SF)
LOT 17, BLOCK A	SINGLE FAMILY	0.1883 AC (8,201 SF)
LOT 1, BLOCK B	SINGLE FAMILY	0.1524 AC (6,640 SF)
LOT 2, BLOCK B	SINGLE FAMILY	0.1379 AC (6,005 SF)
LOT 3, BLOCK B	SINGLE FAMILY	0.1655 AC (7,208 SF)
LOT 4, BLOCK B	SINGLE FAMILY	0.1611 AC (7,019 SF)
LOT 5, BLOCK B	SINGLE FAMILY	0.1969 AC (8,578 SF)
LOT 6, BLOCK B	OPEN SPACE	0.1474 AC (6,420 SF)
LOT 7, BLOCK B	SINGLE FAMILY	0.1987 AC (8,654 SF)
LOT 8, BLOCK B	SINGLE FAMILY	0.1931 AC (8,410 SF)
LOT 9, BLOCK B	SINGLE FAMILY	0.2181 AC (9,501 SF)
LOT 10, BLOCK B	SINGLE FAMILY	0.2140 AC (9,323 SF)
LOT 11, BLOCK B	SINGLE FAMILY	0.1927 AC (8,393 SF)
LOT 12, BLOCK B	SINGLE FAMILY	0.2075 AC (9,038 SF)
LOT 1, BLOCK C	PARK "A"	0.7369 AC (32,099 SF)
LOT 2, BLOCK C	SINGLE FAMILY	0.1408 AC (6,132 SF)
LOT 3, BLOCK C	SINGLE FAMILY	0.1382 AC (6,018 SF)
LOT 4, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 5, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 6, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 7, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 8, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 9, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 10, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 11, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 12, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 13, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 14, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 15, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 16, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 17, BLOCK C	SINGLE FAMILY	0.1699 AC (7,271 SF)
LOT 18, BLOCK C	OPEN SPACE	0.3752 AC (16,342 SF)
LOT 19, BLOCK C	SINGLE FAMILY	0.1660 AC (7,231 SF)
LOT 20, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 21, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 22, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 23, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 24, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 25, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 26, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 27, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 28, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 29, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)

LOT TABLE

LOT NUMBER	LOT TYPE	LOT AREA
LOT 30, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 31, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 32, BLOCK C	SINGLE FAMILY	0.1397 AC (6,084 SF)
LOT 33, BLOCK C	SINGLE FAMILY	0.1525 AC (6,641 SF)
LOT 34, BLOCK C	SINGLE FAMILY	0.1527 AC (6,653 SF)
LOT 1, BLOCK D	OPEN SPACE	0.3403 AC (14,821 SF)
LOT 2, BLOCK D	SINGLE FAMILY	0.1933 AC (8,420 SF)
LOT 3, BLOCK D	SINGLE FAMILY	0.1869 AC (8,140 SF)
LOT 4, BLOCK D	SINGLE FAMILY	0.2608 AC (11,359 SF)
LOT 5, BLOCK D	UTILITY	2.3590 AC (102,759 SF)
LOT 6, BLOCK D	TRAIL	1.7254 AC (75,158 SF)
LOT 7, BLOCK D	SINGLE FAMILY	0.1977 AC (8,610 SF)
LOT 8, BLOCK D	SINGLE FAMILY	0.2504 AC (10,908 SF)
LOT 9, BLOCK D	SINGLE FAMILY	0.2304 AC (10,035 SF)
LOT 10, BLOCK D	SINGLE FAMILY	0.1713 AC (7,460 SF)
LOT 11, BLOCK D	SINGLE FAMILY	0.1653 AC (7,202 SF)
LOT 12, BLOCK D	OPEN SPACE	0.1306 AC (5,689 SF)
LOT 13, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 14, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 15, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 16, BLOCK D	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 17, BLOCK D	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 18, BLOCK D	SINGLE FAMILY	0.1737 AC (7,565 SF)
LOT 19, BLOCK D	SINGLE FAMILY	0.1805 AC (7,863 SF)
LOT 20, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 21, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 22, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 23, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 24, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 25, BLOCK D	SINGLE FAMILY	0.1681 AC (7,324 SF)
LOT 26, BLOCK D	OPEN SPACE	0.2972 AC (12,944 SF)
LOT 1, BLOCK E	OPEN SPACE	0.0400 AC (1,741 SF)
LOT 2, BLOCK E	SINGLE FAMILY	0.1503 AC (6,548 SF)
LOT 3, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 4, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 5, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 6, BLOCK E	SINGLE FAMILY	0.1501 AC (6,538 SF)
LOT 7, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 8, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 9, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 1, BLOCK F	SINGLE FAMILY	0.2637 AC (11,488 SF)
LOT 2, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 3, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 4, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 5, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 6, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 7, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 8, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 9, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 10, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 11, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 12, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 13, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 14, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 15, BLOCK F	SINGLE FAMILY	0.1589 AC (6,920 SF)
LOT 16, BLOCK F	TRAIL	1.0851 AC (47,265 SF)
RIGHT OF WAY		7.5105 AC (327,154 SF)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	47°42'10"	50.00'	41.63'	40.44'	N 62°24'59" W
C2	87°52'02"	50.00'	76.68'	69.38'	S 49°47'54" W
C3	135°34'12"	50.00'	118.31'	92.58'	S 73°38'59" W
C4	89°41'05"	25.00'	39.13'	35.26'	S 72°31'09" W
C5	90°08'58"	25.00'	39.34'	35.40'	N 17°33'50" W
C6	58°40'04"	25.00'	25.60'	24.49'	N 56°50'42" E
C7	31°19'56"	25.00'	13.67'	13.50'	S 78°09'18" E
C8	90°00'00"	25.00'	39.27'	35.36'	N 72°30'40" E
C9	23°04'26"	25.00'	10.07'	10.00'	S 50°57'07" E
C10	11°00'40"	50.00'	9.61'	9.59'	S 44°55'14" E
C11	51°13'01"	50.00'	44.70'	43.22'	S 76°02'05" E
C12	52°40'14"	50.00'	45.96'	44.36'	N 52°01'17" E
C13	21°23'49"	50.00'	18.67'	18.56'	N 14°59'16" E
C14	136°17'44"	50.00'	118.94'	92.81'	N 72°26'14" E
C15	31°09'41"	25.00'	13.60'	13.43'	N 19°52'12" E
C16	2°01'30"	877.00'	31.00'	31.00'	N 36°27'48" E
C17	3°55'23"	877.00'	60.05'	60.04'	N 39°26'15" E
C18	1°28'07"	877.00'	22.48'	22.48'	N 42°08'00" E
C19	7°25'00"	877.00'	113.53'	113.45'	N 39°09'33" E
C20	1°35'08"	678.00'	18.76'	18.76'	N 42°04'30" E
C21	4°53'30"	678.00'	57.88'	57.87'	N 38°50'11" E
C22	4°53'30"	678.00'	57.88'	57.87'	N 33°56'41" E
C23	3°52'51"	678.00'	45.92'	45.91'	N 29°33'31" E
C24	15°14'58"	678.00'	180.45'	179.92'	N 35°14'35" E
C25	28°43'46"	25.00'	12.54'	12.40'	N 41°58'59" E
C26	54°21'25"	25.00'	23.72'	22.84'	N 83°31'34" E
C27	83°05'11"	25.00'	36.25'	33.16'	N 69°09'41" E
C28	95°50'59"	25.00'	41.82'	37.11'	S 21°22'14" E
C29	13°46'53"	790.00'	190.02'	189.56'	S 33°26'42" W
C30	12°39'32"	735.00'	162.39'	162.06'	S 34°00'23" W
C31	32°43'39"	75.00'	42.84'	42.26'	S 45°16'31" E
C32	90°34'40"	75.00'	118.57'	106.60'	S 16°21'01" E
C33	89°09'00"	25.00'	38.90'	35.09'	S 17°03'51" E
C34	90°00'00"	25.00'	39.27'	35.36'	S 72°30'40" W
C35	4°28'55"	275.00'	21.51'	21.51'	N 60°14'53" W
C36	79°25'13"	25.00'	34.65'	31.95'	N 18°17'49" W
C37	6°05'52"	25.00'	2.66'	2.66'	N 24°27'43" E
C38	85°31'05"	25.00'	37.31'	33.95'	N 15°14'53" W
C39	23°04'26"	25.00'	10.07'	10.00'	N 39°02'53" E
C40	46°24'25"	50.00'	40.50'	39.40'	N 27°22'53" E
C41	50°45'14"	50.00'	44.29'	42.86'	N 21°11'56" W
C42	22°14'56"	50.00'	19.42'	19.29'	N 57°42'01" W
C43	43°58'26"	50.00'	38.37'	37.44'	S 89°11'18" W
C44	62°15'07"	50.00'	54.32'	51.69'	S 36°04'32" W
C45	34°18'00"	50.00'	29.93'	29.49'	S 12°12'01" E
C46	259°56'07"	50.00'	226.84'	76.64'	N 79°22'58" W
C47	56°51'41"	25.00'	24.81'	23.80'	S 00°55'11" E
C48	21°02'22"	25.00'	9.18'	9.13'	S 38°01'51" W
C49	24°11'03"	50.00'	21.10'	20.95'	S 36°27'30" W
C50	49°32'26"	50.00'	43.23'	41.90'	S 00°24'14" E
C51	50°59'24"	50.00'	44.50'	43.04'	S 50°40'09" E
C52	124°42'53"	50.00'	108.83'	88.59'	S 13°48'25" E
C53	16°36'57"	25.00'	7.25'	7.22'	S 67°51'23" E
C54	3°55'10"	25.00'	1.71'	1.71'	S 57°35'20" E
C55	20°32'07"	25.00'	8.96'	8.91'	S 65°53'48" E
C56	6°51'36"	325.00'	38.91'	38.89'	S 59°03'33" E
C57	23°34'41"	25.00'	10.29'	10.22'	S 50°42'00" E
C58	66°25'19"	25.00'	28.98'	27.39'	S 05°42'00" E
C59	90°00'00"	25.00'	39.27'	35.36'	S 17°29'20" E
C60	41°45'26"	628.00'	457.69'	447.63'	S 21°59'20" W
C61	1°18'07"	927.00'	21.07'	21.07'	S 42°13'00" W
C62	3°47'39"	927.00'	61.39'	61.38'	S 39°40'06" W
C63	3°04'21"	927.00'	49.71'	49.70'	S 36°14'06" W
C64	8°10'07"	927.00'	132.16'	132.05'	S 38°47'00" W
C65	82°48'43"	25.00'	36.13'	33.07'	S 76°06'18" W
C66	90°00'00"	25.00'	39.27'	35.36'	N 17°29'20" W
C67	90°51'00"	25.00'	39.64'	35.62'	N 72°56'09" E
C68	66°25'19"	25.00'	28.98'	27.39'	S 28°25'41" E
C69	24°16'46"	50.00'	21.19'	21.03'	S 07°21'25" E
C70	55°44'06"	50.00'	48.64'	46.74'	S 47°21'51" E
C71	93°08'58"	25.00'	40.64'	36.31'	S 64°07'47" W
C72	54°47'04"	25.00'	23.90'	23.00'	N 41°54'12" W
C73	32°19'52"	25.00'	14.11'	13.92'	N 01°39'16" E
C74	87°06'56"	25.00'	38.01'	34.45'	N 25°44'16" W
C75	2°57'09"	678.00'	34.94'	34.94'	N 16°20'37" E
C76	4°04'33"	678.00'	48.23'	48.22'	N 12°49'46" E
C77	4°04'33"	678.00'	48.23'	48.22'	N 08°45'12" E
C78	4°04'33"	678.00'	48.23'	48.22'	N 04°40'39" E
C79	3°23'50"	678.00'	40.20'	40.20'	N 00°56'27" E
C80	18°34'40"	678.00'	219.84'	218.88'	N 08°31'52" E
C81	105°34'45"	25.00'	46.07'	39.82'	S 52°01'54" W
C82	13°32'23"	275.00'	64.99'	64.83'	N 68°24'32" W
C83	50°25'08"	50.00'	44.00'	42.59'	N 79°33'32" E
C84	75°48'25"	50.00'	66.15'	61.43'	N 16°26'46" E
C85	45°43'51"	50.00'	39.91'	38.86'	N 44°19'22" W
C86	15°29'25"	50.00'	13.52'	13.48'	N 74°56'00" W
C87	267°27'41"	50.00'	233.40'	72.26'	N 51°03'08" E
C88	21°02'22"	25.00'	9.18'	9.13'	N 72°09'32" W
C89	90°34'40"	25.00'	39.52'	35.53'	N 16°21'01" W
C90	1°08'17"	325.00'	6.46'	6.46'	S 62°12'29" E
C91	8°11'32"	325.00'	46.47'	46.43'	S 66°52'24" E
C92	8°11'32"	325.00'	46.47'	46.43'	S 75°03'55" E
C93	0°28'59"	325.00'	2.74'	2.74'	S 79°24'10" E
C94	18°00'19"	325.00'	102.13'	101.71'	S 70°38'30" E
C95	80°45'17"	25.00'	35.24'	32.39'	S 39°16'01" E
C96	14°32'44"	860.00'	218.32'	217.74'	S 33°03'47" W
C97	12°39'32"	665.00'	146.92'	146.63'	S 34°00'23" W
C98	90°18'55"	25.00'	39.41'	35.45'	S 17°28'51" E
C99	89°51'02"	25.00'	39.20'	35.31'	S 72°26'10" W
C100	57°51'01"	75.00'	75.73'	72.55'	N 00°00'49" E
C101	23°04'26"	25.00'	10.07'	10.00'	N 50°06'08" W
C102	23°04'26"	25.00'	10.07'	10.00'	S 17°24'06" W
C103	89°25'20"	25.00'	39.02'	35.18'	N 73°38'59" E
C104	85°06'37"	25.00'	37.14'	33.81'	S 24°32'28" E
C105	87°20'10"	25.00'	38.11'	34.52'	S 69°27'30" W

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713–875–0009

RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713–875–0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE 300
AUSTIN, TX, 78746
512–441–9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512–441–9493
ATTN: REX HACKETT, R.P.L.S.

FILE: K:\16759\16759–0007–00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\CAD Files\Working Dwg\16759–0007–00 Final Plat.dwg

JOB NO:	16759–0007–02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

NEWHAVEN
SUBDIVISION PHASE 1

STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, GREGG LANE DEV, LLC, THE OWNER OF THE CALLED 59.765 ACRE TRACT OF LAND OUT OF THE S. BACON SURVEY NO. 62, ABSTRACT 63 OF TRAVIS COUNTY, TEXAS, AND SAID TRACT BEING CONVEYED TO GREGG LANE DEV, LLC, BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2021051168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

NEWHAVEN SUBDIVISION PHASE 1

OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDE 32.5522 ACRES OF LAND OUT OF THE SAID 59.765 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THEREFORE GRANTED.

WITNESS OUR HAND THIS THE _____ DAY OF _____A.D., 20____

_____
GREGG LANE DEV, LLC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20___.

APPROVED: ATTEST:

_____ _____
FELIX PAIZ, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20___.

APPROVED: ATTEST:

_____ _____
HONORABLE DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20___ AT ____ O'CLOCK ____ M., DULY RECORDED ON THE DAY OF _____ 20___ AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20___, A.D.
DYANA LIMON-MERCADO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

NOTES:

1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
8. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000827068.
9. SETBACKS SHALL COMPLY WITH THAT "NEWHAVEN PUD" AGREEMENT WITH THE CITY OF MANOR. SETBACKS FOR LOTS ARE AS FOLLOWS: FRONT: 25 feet (20 feet IN CUL DE SAC). SIDE: 5 feet. CORNER SIDE: 15 feet. REAR: 10 feet.
10. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
11. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 19TH DAY OF APRIL, 2023.
12. DEDICATION AND CONVEYANCE OF LOT 5, BLOCK D, UTILITY LOT, SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (NEWHAVEN) DATED EFFECTIVE APRIL 19TH, 2023, VIA SPECIAL WARRANTY DEED.

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE 300
AUSTIN, TX, 78746
512-441-9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

SURVEYOR'S CERTIFICATION

I, REX L. HACKETT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
REX L. HACKETT DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5573

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION

I, JOHN A. ALVAREZ II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0295H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

_____ _____
JOHN A. ALVAREZ II DATE
REGISTERED PROFESSIONAL ENGINEER NO. 127206

FILE: K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\CAD Files\Working Dwg\16759-0007-00 Final Plat.dwg

JOB NO:	16759-0007-02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, March 17, 2025

Brad Carabajal
Quiddity Engineering

TX
bcarabajal@quiddity.com

Permit Number 2025-P-1709-FP
Job Address: New Haven Phase 1 Final Plat, , LA.

Dear Brad Carabajal,

The first submittal of the New Haven Phase 1 Final Plat *(Final Plat*) submitted by Quiddity Engineering and received on April 22, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. **The location of building setback lines**, as required by the City's Zoning Ordinance and **indicated by dashed lines on the plat**, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
    a. As per note 9 on page 3 with the approved variance. A generic detail showing the building setbacks as dashed lines will be sufficient.
ii. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major roadways. (Gregg Lane and Anderson Rd).
iii. The developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
iv. Page 3: The current Mayor is Dr. Christopher Harvey, and the current chairperson is Felix Paiz.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Tyler Shows
Staff Engineer
GBA

912 S. Capital of Texas Highway, Suite
Austin, Texas 78746
Tel: 512.441.9493
www.quiddity.com

March 27, 2025

City of Manor
P.O. Box 2029
Leander, TX 78646-2029

RE: Newhaven Subdivision Phase 1 Final Plat
Permit No. 2025-P-1709-FP
First Submittal Comment Response

To whom it may concern:

We are submitting the updated Final Plat for the Newhaven Phase 1 Subdivision & comment response letter to address the comments received on March 17, 2025.

Table of Contents

Engineering Department Review – Tyler Shows 2

List of Attachments

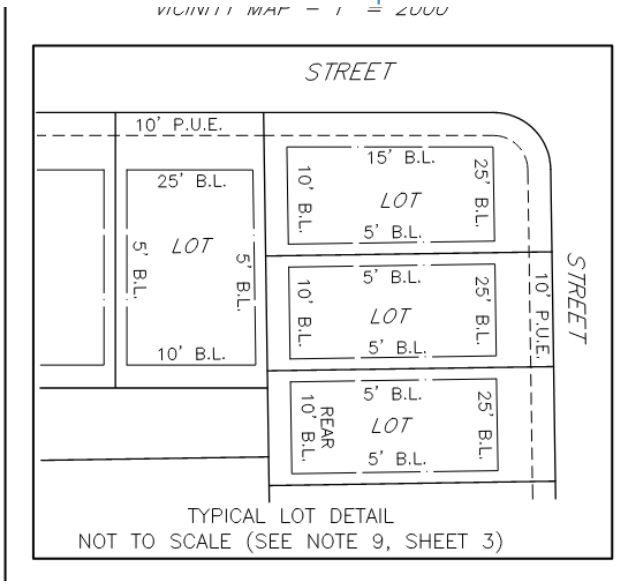
02_Letter of Intent for Floodplain Application

Engineering Department Review – Tyler Shows

1. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.

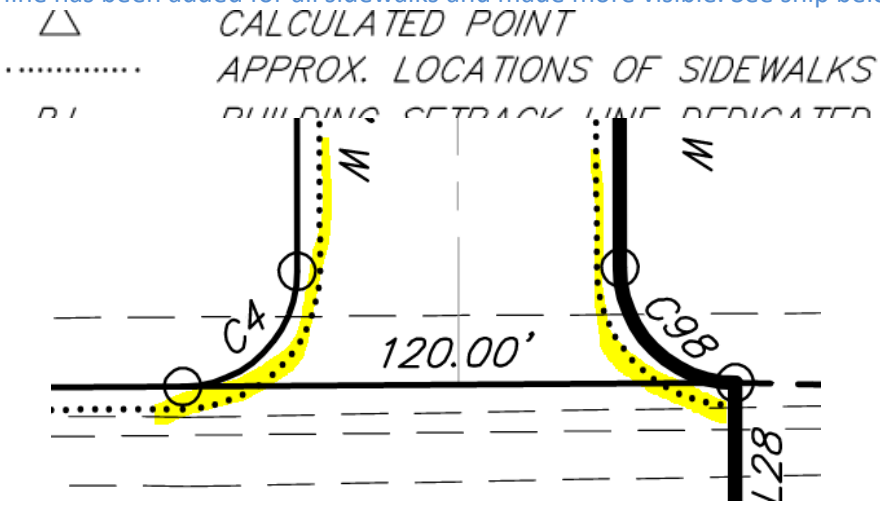
a. As per note 9 on page 3 with the approved variance. A generic detail showing the building setbacks as dashed lines will be sufficient.

Response: A generic detail has been added to sheet 2. See snip below.



2. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major roadways. (Gregg Lane and Anderson Rd).

Response: A dotted line has been added for all sidewalks and made more visible. See snip below.



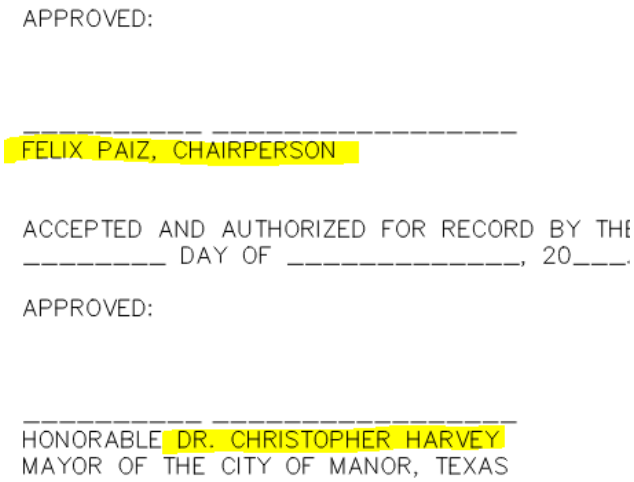
3. The developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

Response: This project will be doing a LOMR-F and will be submitting the FEMA application once construction is complete. Per the meeting with the City of Manor on 3/26/2025, we are submitting a letter of intent to submit the final floodplain application after construction of phase 3 is complete.

See attachment: 02_Letter of Intent for Floodplain Application

4. Page 3: The current Mayor is Dr. Christopher Harvey, and the current chairperson is Felix Paiz

Response: Sheet 3 has been updated. See snip below.


APPROVED:

_____ _____
FELIX PAIZ, CHAIRPERSON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE
_____ DAY OF _____, 20___.

APPROVED:

_____ _____
HONORABLE DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

END OF REPORT

If you have any questions or require additional information, please call me at (512) 685-5117.

Sincerely,

Brad J. Carabajal P.E.
Project Manager

BJC/jaa
K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Deliverables\City of Manor\Final Plat\Phase 1\Submittal 2\Working\Comment Response 03.18.2025.docx

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Friday, April 25, 2025

Brad Carabajal
Quiddity Engineering

TX
bcarabajal@quiddity.com

Permit Number 2025-P-1709-FP
Job Address: New Haven Phase 1 Final Plat,

Dear Brad Carabajal,

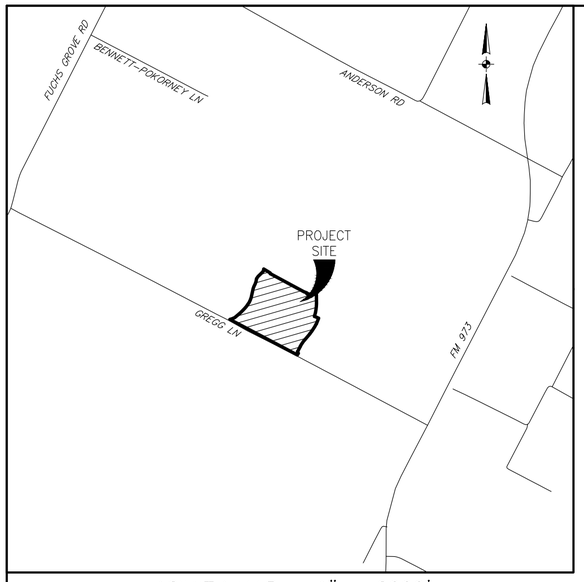
We have conducted a review of the final plat for the above-referenced project, submitted by Brad Carabajal and received by our office on April 22, 2025, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

NEWHAVEN
SUBDIVISION PHASE 1



VICINITY MAP – 1" = 2000'

SCALE – 1" = 100'

0 100 200 300

LEGEND

●	IRON ROD FOUND
◉	IRON PIPE FOUND
○	5/8" IRON ROD SET W/CAP STAMPED "QUIDDITY ENG."
⌖	BENCHMARK
△	CALCULATED POINT
. . . .	APPROX. LOCATIONS OF SIDEWALKS
B.L.	BUILDING SETBACK LINE DEDICATED
D.E.	DRAINAGE EASEMENT DEDICATED
P.U.E.	PUBLIC UTILITY EASEMENT DEDICATED
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS

LOT 1, BLOCK 1
FINAL PLAT WILBARGER CREEK
REGIONAL WASTEWATER
TREATMENT FACILITY (RWWTF)
SUBDIVISION
DOC. NO. 202300181 O.P.R.T.C.T.

CITY OF PFLUGERVILLE
GENERAL WARRANTY DEED
85.796 ACRES
DOC. NO. 2008118667 O.P.R.T.C.T.

GREGG LANE DEV, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
REMAINDER OF CALLED 59.765
ACRES
DOC. NO. 2021051168 O.P.R.T.C.T.

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10114397.36
E:3177818.25

ALEXANDRA CARRILLO
GENERAL WARRANTY DEED
0.45 ACRES
DOC 20202141199
O.P.R.T.C.T.

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10113996.05
E:3178680.23

ALEXANDRA CARRILLO
SPECIAL WARRANTY DEED
REMAINDER OF 121.4 ACRES
DOC 20040098O1 O.P.R.T.C.T.

FOUND
5/8" IRON ROD

GREGG LANE DEV, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
REMAINDER OF CALLED 59.765
ACRES
DOC. NO. 2021051168 O.P.R.T.C.T.

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10113544.54
E:3178722.45

APPROX. LOCATION OF FEMA 100 YEAR FLOODPLAIN (ZONE A)

APPROX. LOCATION OF FEMA 100 YEAR FLOODPLAIN (ZONE A)

BIRCH CHASE LN (50' R.O.W.)

HIDDEN PRAIRIE LN (50' R.O.W.)

ROLLING DR (50' R.O.W.)

PEACH RISE DR (50' R.O.W.)

STERLING KNOLL LN (70' R.O.W.)

CLOUDED CHASE DR (50' R.O.W.)

FOX MANOR DR (50' R.O.W.)

PAINTED PLAINS LN (50' R.O.W.)

VENTURA ARBOR LN (70' R.O.W.)

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F

CITY OF MANOR CITY LIMITS
CITY OF PFLUGERVILLE CITY LIMITS

15' MANVILLE WSC EASEMENT
DOC. NO. 2024028459

15' WATER LINE EASEMENT
VOL. 4822 PG. 1451 D.R.T.C.T.

DRAINAGE EASEMENT
CALLED 0.3799 ACRES
DOC. NO. 2020160506

GREGG LANE
(PUBLIC R.O.W. VARIES)

R.O.W. DEDICATION (0.9767 AC, 42,546 SQ. FT.)

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10112858.88
E:3178325.87

FOUND
5/8" IRON ROD

T.B.M. "A"
MAG NAIL W/WASHER STAMPED
"JONES|CARTER"
ELEV:586.86'
NAVD88, GEOID12A

APPROX. N 47°40'29" E, 851.4' TO NE CORNER OF S. BACON SURVEY

BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT
GENERAL WARRANTY DEED
15.74 ACRES
DOC. NO. 2016051094 O.P.R.T.C.T.

RUST CREEK, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
CALLED 56.567 ACRES
DOC 2021052028

MONARCH RANCH AT MANOR, LLC
CORRECTION SPECIAL WARRANTY
DEED
REMAINDER OF 123.550 ACRES
DOC. NO. 2022077501
DOC. NO. 2021275494

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE 300
AUSTIN, TX, 78746
512-441-9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

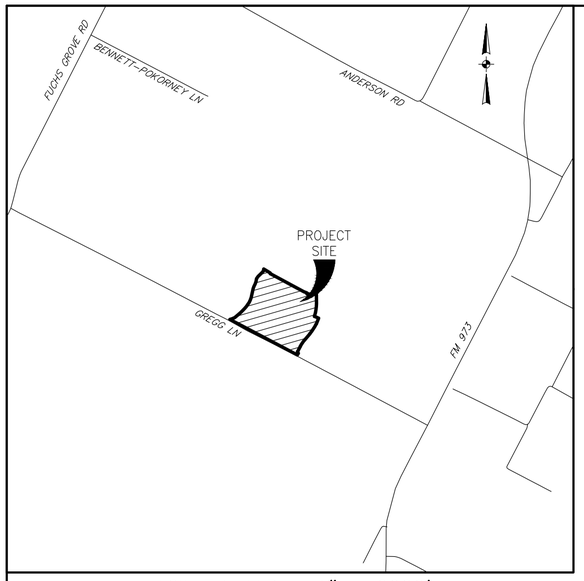
FILE: K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\CAD Files\Working Dwg\16759-0007-00 Final Plat.dwg

JOB NO:	16759-0007-02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	

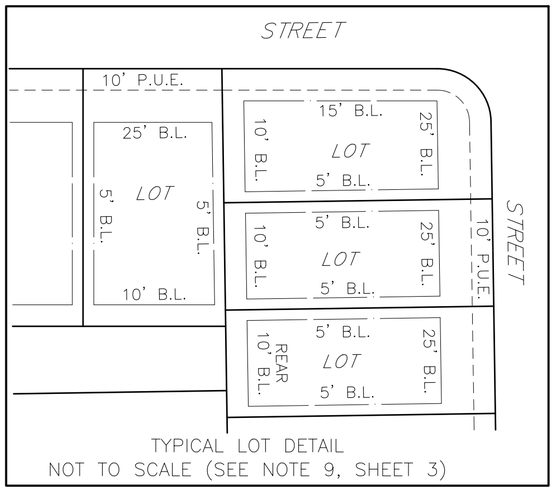
QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

NEWHAVEN
SUBDIVISION PHASE 1



VICINITY MAP – 1" = 2000'



TYPICAL LOT DETAIL
NOT TO SCALE (SEE NOTE 9, SHEET 3)

LAND TYPE	AMOUNT
TOTAL R.O.W. AREA	6.5800 AC
TOTAL R.O.W. LENGTH	5,215 LF

LAND TYPE	AMOUNT
RESIDENTIAL LOTS	103 LOTS
RESIDENTIAL AREA	16.8228 AC
TRAIL LOTS	2 LOTS
TRAIL AREA	2.8105 AC
OPEN SPACE LOTS	7 LOTS
OPEN SPACE AREA	2.3125 AC
UTILITY LOTS	1 LOTS
UTILITY AREA	2.3590 AC
PARK LOTS	1 LOTS
PARK AREA	0.7369 AC
R.O.W. DEDICATION	0.9767 AC
TOTAL ACREAGE	32.5985 AC
TOTAL NO. OF LOTS	114 LOTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73'
L2	N 65°28'25" E	50.67'
L3	N 51°10'42" E	48.58'
L4	N 48°30'24" E	46.23'
L5	N 49°14'49" E	52.77'
L6	N 45°14'55" E	55.96'
L7	N 43°43'26" E	52.86'
L8	N 41°05'22" E	48.00'
L9	N 32°42'55" E	42.39'
L10	N 36°20'34" E	43.28'
L11	N 24°58'46" E	45.09'
L12	N 20°50'58" E	58.26'
L13	N 11°43'28" E	55.36'
L14	N 12°03'40" E	59.87'
L15	N 11°44'50" E	49.40'
L16	N 20°31'26" E	49.47'
L17	N 26°12'00" E	48.98'
L18	S 61°05'18" W	25.00'
L19	S 16°38'21" E	14.14'
L20	S 69°16'30" E	62.91'
L21	S 00°45'28" E	21.06'
L22	S 02°57'48" W	54.66'
L23	S 07°02'22" W	57.15'
L24	S 11°06'55" W	57.15'
L25	S 15°11'29" W	71.23'
L26	S 77°11'02" E	15.04'
L27	S 66°49'23" E	70.31'
L28	S 27°36'34" W	34.47'
L29	S 18°23'33" E	14.14'
L30	S 26°36'27" W	24.51'
L31	S 31°29'56" W	69.02'
L32	S 36°23'26" W	80.23'
L33	S 42°52'03" W	86.47'
L34	S 42°37'53" W	59.49'
L35	N 17°29'20" W	14.14'
L36	S 72°30'40" W	14.14'
L37	N 62°29'20" W	31.54'
L38	S 64°49'33" W	20.00'
L39	N 27°30'40" E	60.22'
L40	S 27°30'40" W	25.28'
L41	S 62°29'20" E	6.37'
L42	N 65°38'01" W	42.56'
L43	N 16°38'21" W	14.14'
L44	S 73°21'39" W	14.14'
L45	N 22°47'55" W	21.97'
L46	N 11°34'21" E	63.22'
L47	N 19°47'54" E	56.22'
L48	S 71°03'24" E	112.72'
L49	N 62°04'02" E	13.67'
L50	N 08°36'09" E	45.62'
L51	N 43°25'27" E	56.82'
L52	N 82°22'48" E	22.45'
L53	N 64°19'36" W	45.06'
L54	N 32°55'35" E	52.23'
L55	N 47°27'44" E	55.81'
L56	N 64°19'36" W	50.06'
L57	N 60°28'21" W	51.51'
L58	N 60°28'21" W	13.65'
L59	N 33°58'42" W	41.04'
L60	S 10°40'15" W	20.40'
L61	S 37°08'25" E	25.28'
L62	N 68°32'33" E	20.00'
L63	S 64°48'37" E	50.08'
L64	S 64°48'37" E	50.08'
L65	S 79°34'28" W	4.10'
L66	S 59°56'05" W	13.10'
L67	N 70°58'09" W	19.83'
L68	N 70°58'09" W	34.23'
L69	N 70°58'09" W	36.31'
L70	N 45°04'59" E	51.38'
L71	N 43°53'12" E	32.75'
L72	N 08°50'46" E	41.41'
L73	S 13°37'13" E	13.45'
L74	N 03°43'56" E	20.00'
L75	N 45°14'55" E	56.92'
L76	N 43°43'26" E	59.17'

LOT TABLE		
LOT NUMBER	LOT TYPE	LOT AREA
LOT 1, BLOCK A	OPEN SPACE	0.9818 AC (42,768 SF)
LOT 2, BLOCK A	SINGLE FAMILY	0.1776 AC (7,735 SF)
LOT 3, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 4, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 5, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 6, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 7, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 8, BLOCK A	SINGLE FAMILY	0.1782 AC (7,761 SF)
LOT 9, BLOCK A	SINGLE FAMILY	0.2727 AC (11,880 SF)
LOT 10, BLOCK A	SINGLE FAMILY	0.2501 AC (10,892 SF)
LOT 11, BLOCK A	SINGLE FAMILY	0.1869 AC (8,143 SF)
LOT 12, BLOCK A	SINGLE FAMILY	0.1840 AC (8,014 SF)
LOT 13, BLOCK A	SINGLE FAMILY	0.1826 AC (7,956 SF)
LOT 14, BLOCK A	SINGLE FAMILY	0.1830 AC (7,973 SF)
LOT 15, BLOCK A	SINGLE FAMILY	0.1902 AC (8,283 SF)
LOT 16, BLOCK A	SINGLE FAMILY	0.1897 AC (8,263 SF)
LOT 17, BLOCK A	SINGLE FAMILY	0.1883 AC (8,201 SF)
LOT 1, BLOCK B	SINGLE FAMILY	0.1524 AC (6,640 SF)
LOT 2, BLOCK B	SINGLE FAMILY	0.1379 AC (6,005 SF)
LOT 3, BLOCK B	SINGLE FAMILY	0.1655 AC (7,208 SF)
LOT 4, BLOCK B	SINGLE FAMILY	0.1611 AC (7,019 SF)
LOT 5, BLOCK B	SINGLE FAMILY	0.1969 AC (8,578 SF)
LOT 6, BLOCK B	OPEN SPACE	0.1474 AC (6,420 SF)
LOT 7, BLOCK B	SINGLE FAMILY	0.1987 AC (8,654 SF)
LOT 8, BLOCK B	SINGLE FAMILY	0.1931 AC (8,410 SF)
LOT 9, BLOCK B	SINGLE FAMILY	0.2181 AC (9,501 SF)
LOT 10, BLOCK B	SINGLE FAMILY	0.2140 AC (9,323 SF)
LOT 11, BLOCK B	SINGLE FAMILY	0.1927 AC (8,393 SF)
LOT 12, BLOCK B	SINGLE FAMILY	0.2075 AC (9,038 SF)
LOT 1, BLOCK C	PARK "A"	0.7369 AC (32,099 SF)
LOT 2, BLOCK C	SINGLE FAMILY	0.1408 AC (6,132 SF)
LOT 3, BLOCK C	SINGLE FAMILY	0.1382 AC (6,018 SF)
LOT 4, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 5, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 6, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 7, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 8, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 9, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 10, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 11, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 12, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 13, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 14, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 15, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 16, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 17, BLOCK C	SINGLE FAMILY	0.1699 AC (7,271 SF)
LOT 18, BLOCK C	OPEN SPACE	0.3752 AC (16,342 SF)
LOT 19, BLOCK C	SINGLE FAMILY	0.1660 AC (7,231 SF)
LOT 20, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 21, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 22, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 23, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 24, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 25, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 26, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 27, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 28, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 29, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)

LOT TABLE		
LOT NUMBER	LOT TYPE	LOT AREA
LOT 30, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 31, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 32, BLOCK C	SINGLE FAMILY	0.1397 AC (6,084 SF)
LOT 33, BLOCK C	SINGLE FAMILY	0.1525 AC (6,641 SF)
LOT 34, BLOCK C	SINGLE FAMILY	0.1527 AC (6,653 SF)
LOT 1, BLOCK D	OPEN SPACE	0.3403 AC (14,821 SF)
LOT 2, BLOCK D	SINGLE FAMILY	0.1933 AC (8,420 SF)
LOT 3, BLOCK D	SINGLE FAMILY	0.1869 AC (8,140 SF)
LOT 4, BLOCK D	SINGLE FAMILY	0.2608 AC (11,359 SF)
LOT 5, BLOCK D	UTILITY	2.3590 AC (102,759 SF)
LOT 6, BLOCK D	TRAIL	1.7254 AC (75,158 SF)
LOT 7, BLOCK D	SINGLE FAMILY	0.1977 AC (8,610 SF)
LOT 8, BLOCK D	SINGLE FAMILY	0.2504 AC (10,908 SF)
LOT 9, BLOCK D	SINGLE FAMILY	0.2304 AC (10,035 SF)
LOT 10, BLOCK D	SINGLE FAMILY	0.1713 AC (7,460 SF)
LOT 11, BLOCK D	SINGLE FAMILY	0.1653 AC (7,202 SF)
LOT 12, BLOCK D	OPEN SPACE	0.1306 AC (5,689 SF)
LOT 13, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 14, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 15, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 16, BLOCK D	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 17, BLOCK D	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 18, BLOCK D	SINGLE FAMILY	0.1737 AC (7,565 SF)
LOT 19, BLOCK D	SINGLE FAMILY	0.1805 AC (7,863 SF)
LOT 20, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 21, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 22, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 23, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 24, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 25, BLOCK D	SINGLE FAMILY	0.1681 AC (7,324 SF)
LOT 26, BLOCK D	OPEN SPACE	0.2972 AC (12,944 SF)
LOT 1, BLOCK E	OPEN SPACE	0.0400 AC (1,741 SF)
LOT 2, BLOCK E	SINGLE FAMILY	0.1503 AC (6,548 SF)
LOT 3, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 4, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 5, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 6, BLOCK E	SINGLE FAMILY	0.1501 AC (6,538 SF)
LOT 7, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 8, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 9, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 1, BLOCK F	SINGLE FAMILY	0.2637 AC (11,488 SF)
LOT 2, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 3, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 4, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 5, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 6, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 7, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 8, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 9, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 10, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 11, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 12, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 13, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 14, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 15, BLOCK F	SINGLE FAMILY	0.1589 AC (6,920 SF)
LOT 16, BLOCK F	TRAIL	1.0851 AC (47,265 SF)
RIGHT OF WAY		7.5105 AC (327,154 SF)

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	47°42'10"	50.00'	41.63'	40.44'	N 62°24'59" W
C2	87°52'02"	50.00'	76.68'	69.38'	S 49°47'54" W
C3	135°34'12"	50.00'	118.31'	92.58'	S 73°38'59" W
C4	89°41'05"	25.00'	39.13'	35.26'	S 72°31'09" W
C5	90°08'58"	25.00'	39.34'	35.40'	N 17°33'50" W
C6	58°40'04"	25.00'	25.60'	24.49'	N 56°50'42" E
C7	31°19'56"	25.00'	13.67'	13.50'	S 78°09'18" E
C8	90°00'00"	25.00'	39.27'	35.36'	N 72°30'40" E
C9	23°04'26"	25.00'	10.07'	10.00'	S 50°57'07" E
C10	11°00'40"	50.00'	9.61'	9.59'	S 44°55'14" E
C11	51°13'01"	50.00'	44.70'	43.22'	S 76°02'05" E
C12	52°40'14"	50.00'	45.96'	44.36'	N 52°01'17" E
C13	21°23'49"	50.00'	18.67'	18.56'	N 14°59'16" E
C14	136°17'44"	50.00'	118.94'	92.81'	N 72°26'14" E
C15	31°09'41"	25.00'	13.60'	13.43'	N 19°52'12" E
C16	2°01'30"	877.00'	31.00'	31.00'	N 36°27'48" E
C17	3°55'23"	877.00'	60.05'	60.04'	N 39°26'15" E
C18	1°28'07"	877.00'	22.48'	22.48'	N 42°08'00" E
C19	7°25'00"	877.00'	113.53'	113.45'	N 39°09'33" E
C20	1°35'08"	678.00'	18.76'	18.76'	N 42°04'30" E
C21	4°53'30"	678.00'	57.88'	57.87'	N 38°50'11" E
C22	4°53'30"	678.00'	57.88'	57.87'	N 33°56'41" E
C23	3°52'51"	678.00'	45.92'	45.91'	N 29°33'31" E
C24	15°14'58"	678.00'	180.45'	179.92'	N 35°14'35" E
C25	28°43'46"	25.00'	12.54'	12.40'	N 41°58'59" E
C26	54°21'25"	25.00'	23.72'	22.84'	N 83°31'34" E
C27	83°05'11"	25.00'	36.25'	33.16'	N 69°09'41" E
C28	95°50'59"	25.00'	41.82'	37.11'	S 21°22'14" E
C29	13°46'53"	790.00'	190.02'	189.56'	S 33°26'42" W
C30	12°39'32"	735.00'	162.39'	162.06'	S 34°00'23" W
C31	32°43'39"	75.00'	42.84'	42.26'	S 45°16'31" E
C32	90°34'40"	75.00'	118.57'	106.60'	S 16°21'01" E
C33	89°09'00"	25.00'	38.90'	35.09'	S 17°03'51" E
C34	90°00'00"	25.00'	39.27'	35.36'	S 72°30'40" W
C35	4°28'55"	275.00'	21.51'	21.51'	N 60°14'53" W
C36	79°25'13"	25.00'	34.65'	31.95'	N 18°17'49" W
C37	6°05'52"	25.00'	2.66'	2.66'	N 24°27'43" E
C38	85°31'05"	25.00'	37.31'	33.95'	N 15°14'53" W
C39	23°04'26"	25.00'	10.07'	10.00'	N 39°02'53" E
C40	46°24'25"	50.00'	40.50'	39.40'	N 27°22'53" E
C41	50°45'14"	50.00'	44.29'	42.86'	N 21°11'56" W
C42	22°14'56"	50.00'	19.42'	19.29'	N 57°42'01" W
C43	43°58'26"	50.00'	38.37'	37.44'	S 89°11'18" W
C44	62°15'07"	50.00'	54.32'	51.69'	S 36°04'32" W
C45	54°18'00"	50.00'	29.93'	29.49'	S 12°12'01" E
C46	259°56'07"	50.00'	226.84'	76.64'	N 79°22'58" W
C47	56°51'41"	25.00'	24.81'	23.80'	S 00°55'11" E
C48	21°02'22"	25.00'	9.18'	9.13'	S 38°01'51" W
C49	24°11'03"	50.00'	21.10'	20.95'	S 36°27'30" W
C50	49°32'26"	50.00'	43.23'	41.90'	S 00°24'14" E
C51	50°59'24"	50.00'	44.50'	43.04'	S 50°40'09" E
C52	124°42'53"	50.00'	108.83'	88.59'	S 13°48'25" E
C53	16°36'57"	25.00'	7.25'	7.22'	S 67°51'23" E
C54	3°55'10"	25.00'	1.71'	1.71'	S 57°35'20" E
C55	20°32'07"	25.00'	8.96'	8.91'	S 65°53'48" E
C56	6°51'36"	325.00'	38.91'	38.89'	S 59°03'33" E
C57	23°34'41"	25.00'	10.29'	10.22'	S 50°42'00" E
C58	66°25'19"	25.00'	28.98'	27.39'	S 05°42'00" E
C59	90°00'00"	25.00'	39.27'	35.36'	S 17°29'20" E
C60	41°45'26"	628.00'	457.69'	447.63'	S 21°59'20" W
C61	1°18'07"	927.00'	21.07'	21.07'	S 42°13'00" W
C62	3°47'39"	927.00'	61.39'	61.38'	S 39°40'06" W
C63	3°04'21"	927.00'	49.71'	49.70'	S 36°14'06" W
C64	8°10'07"	927.00'	132.16'	132.05'	S 38°47'00" W
C65	82°48'43"	25.00'	36.13'	33.07'	S 76°06'18" W
C66	90°00'00"	25.00'	39.27'	35.36'	N 17°29'20" W
C67	90°51'00"	25.00'	39.64'	35.62'	N 72°56'09" E
C68	66°25'19"	25.00'	28.98'	27.39'	S 28°25'41" E
C69	24°16'46"	50.00'	21.19'	21.03'	S 07°21'25" E
C70	55°44'06"	50.00'	48.64'	46.74'	S 47°21'51" E
C71	93°08'58"	25.00'	40.64'	36.31'	S 64°07'47" W
C72	54°47'04"	25.00'	23.90'	23.00'	N 41°54'12" W
C73	32°19'52"	25.00'	14.11'	13.92'	N 01°39'16" E
C74	87°06'56"	25.00'	38.01'	34.45'	N 25°44'16" W
C75	2°57'09"	678.00'	34.94'	34.94'	N 16°20'37" E
C76	4°04'33"	678.00'	48.23'	48.22'	N 12°49'46" E
C77	4°04'33"	678.00'	48.23'	48.22'	N 08°45'12" E
C78	4°04'33"	678.00'	48.23'	48.22'	N 04°40'39" E
C79	3°23'50"	678.00'	40.20'	40.20'	N 00°56'27" E
C80	18°34'40"	678.00'	219.84'	218.88'	N 08°31'52" E
C81	105°34'45"	25.00'	46.07'	39.82'	S 52°01'54" W
C82	13°32'23"	275.00'	64.99'	64.83'	N 68°24'32" W
C83	50°25'08"	50.00'	44.00'	42.59'	N 79°33'32" E
C84	75°48'25"	50.00'	66.15'	61.43'	N 16°26'46" E
C85	45°43'51"	50.00'	39.91'	38.86'	N 44°19'22" W
C86	15°29'25"	50.00'	13.52'	13.48'	N 74°56'00" W
C87	267°27'41"	50.00'	233.40'	72.26'	N 51°03'08" E
C88	21°02'22"	25.00'	9.18'	9.13'	N 72°09'32" W
C89	90°34'40"	25.00'	39.52'	35.53'	N 16°21'01" W
C90	1°08'17"	325.00'	6.46'	6.46'	S 62°12'29" E
C91	8°11'32"	325.00'	46.47'	46.43'	S 66°52'24" E
C92	8°11'32"	325.00'	46.47'	46.43'	S 75°03'55" E
C93	0°28'59"	325.00'	2.74'	2.74'	S 79°24'10" E
C94	18°00'19"	325.00'	102.13'	101.71'	S 70°38'30" E
C95	80°45'17"	25.00'	35.24'	32.39'	S 39°16'01" E
C96	14°32'44"	860.00'	218.32'	217.74'	S 33°03'47" W
C97	12°39'32"	665.00'	146.92'	146.63'	S 34°00'23" W
C98	90°18'55"	25.00'	39.41'	35.45'	S 17°28'51" E
C99	89°51'02"	25.00'	39.20'	35.31'	S 72°26'10" W
C100	57°51'01"	75.00'	75.73'	72.55'	N 00°00'49" E
C101	23°04'26"	25.00'	10.07'	10.00'	N 50°06'08" W
C102	23°04'26"	25.00'	10.07'	10.00'	S 17°24'06" W
C103	89°25'20"	25.00'	39.02'	35.18'	N 73°38'59" E
C104	85°06'37"	25.00'	37.14'	33.81'	S 24°32'28" E
C105	87°20'10"	25.00'	38.11'	34.52'	S 69°27'30" W

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713–875–0009

RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713–875–0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE 300
AUSTIN, TX, 78746
512–441–9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512–441–9493
ATTN: REX HACKETT, R.P.L.S.

FILE: K:\16759\16759–0007–00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\CAD Files\Working Dwg\16759–0007–00 Final Plat.dwg

JOB NO:	16759–0007–02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

NEWHAVEN
SUBDIVISION PHASE 1

STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, GREGG LANE DEV, LLC, THE OWNER OF THE CALLED 59.765 ACRE TRACT OF LAND OUT OF THE S. BACON SURVEY NO. 62, ABSTRACT 63 OF TRAVIS COUNTY, TEXAS, AND SAID TRACT BEING CONVEYED TO GREGG LANE DEV, LLC, BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2021051168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

NEWHAVEN SUBDIVISION PHASE 1

OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDE 32.5522 ACRES OF LAND OUT OF THE SAID 59.765 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THEREFORE GRANTED.

WITNESS OUR HAND THIS THE _____ DAY OF _____A.D., 20____

_____
GREGG LANE DEV, LLC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20___.

APPROVED: ATTEST:

_____ _____
FELIX PAIZ, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20___.

APPROVED: ATTEST:

_____ _____
HONORABLE DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20___ AT ____ O'CLOCK ____ M., DULY RECORDED ON THE DAY OF _____ 20___ AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20___, A.D.
DYANA LIMON-MERCADO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

NOTES:

1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
8. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000827068.
9. SETBACKS SHALL COMPLY WITH THAT "NEWHAVEN PUD" AGREEMENT WITH THE CITY OF MANOR. SETBACKS FOR LOTS ARE AS FOLLOWS: FRONT: 25 feet (20 feet IN CUL DE SAC). SIDE: 5 feet. CORNER SIDE: 15 feet. REAR: 10 feet.
10. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
11. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 19TH DAY OF APRIL, 2023.
12. DEDICATION AND CONVEYANCE OF LOT 5, BLOCK D, UTILITY LOT, SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (NEWHAVEN) DATED EFFECTIVE APRIL 19TH, 2023, VIA SPECIAL WARRANTY DEED.

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE 300
AUSTIN, TX, 78746
512-441-9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

SURVEYOR'S CERTIFICATION

I, REX L. HACKETT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____ _____
REX L. HACKETT DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5573

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION

I, JOHN A. ALVAREZ II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0295H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

_____ _____ _____
JOHN A. ALVAREZ II DATE
REGISTERED PROFESSIONAL ENGINEER NO. 127206

FILE: K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\CAD Files\Working Dwg\16759-0007-00 Final Plat.dwg

JOB NO:	16759-0007-02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493